PUENTE HILLS HABITAT PRESERVATION AUTHORITY CITIZENS TECHNICAL ADVISORY COMMITTEE Endowment Provided by the Puente Hills Landfill

July 16, 2024, Tuesday, 7 p.m.

The regular meeting will take place in-person. Members of the public can observe and participate in the meeting in person.

LOCATION:

Whittier Senior Center: 13225 Walnut St., Whittier, CA 90602.

Catherine Houwen, Vice Chair
Adam Nazaroff
La Habra Heights
La Habra Heights
La Habra Heights

Shelley Andros, Chair Whittier
Janis Cavanaugh Whittier
Michelle Pekko-Seymoure Whittier

Matthew Liang County of Los Angeles
John Ford County of Los Angeles
Bryan Coreas County of Los Angeles

Members of the public may provide electronic comments by Monday, July 15, 2024, by 4:00 p.m. to info@habitatauthority.org Please label the email in the subject heading as "Public Comments." Public comments may also be verbally heard during item III of the meeting.

72 hours prior to Citizens Technical Advisory Committee meetings, the entire Citizens Technical Advisory Committee agenda package is available for review, along with any meeting-related writings or documents provided to a majority of the Committee members after distribution of the agenda package, at the Authority's website, 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 Andrea Gullo at 562.945.9003, at least 48 hours prior to meeting.

Pursuant to Section 54954 of the Government Code, the Puente Hills Habitat Preservation Authority (Authority) will hold a regular meeting of the Citizens Technical Advisory Committee (CTAC) at the above time and location for the purpose of:

AGENDA

- Call to order.
- II. Roll call.
- III. Public comments.
- IV. Approval of Minutes for the June 11, 2024, Special Meeting.
- V. Standing Reports:

- a) Report by the Board Liaison on previous month's Authority's Board of Directors meeting.
- b) Social Media report.
- c) Committee Member feedback from the public as it relates to the Authority.
- VI. Update, receive and file fiscal year 2023-24 Authority workplan, and possible recommendation to the Board regarding Authority workplan for fiscal year 2024-25.
- VII. Discussion and possible recommendation to the Board regarding: a) Public hearing on July 18, 2024, formation of Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) to Fund Certain Public Services and Related Actions; b) Adoption of Resolution 2024-07 entitled Resolution to Form a Community Facilities District and to Levy Special Taxes Therein; c) Adoption of Resolution 2024-08 entitled, Resolution Calling a Special Tax Election and Submitting to the Qualified Electors the Question of Levying a Special Tax and; d) Adoption of Resolution 2024-09 entitled Resolution Requesting Consolidation of Authority Election with Statewide General Election.
- VIII. Closing remarks (Comments/questions from Committee Members and/or Executive Director).
- IX. Adjournment and announcement of the next meeting.
 - The Puente Hills Habitat Preservation Authority is a public entity established pursuant to the Joint Exercise of Powers Act by agreement between the City of Whittier, Los Angeles County, and Sanitation Districts of Los Angeles County. Regular meetings of the Citizens Technical Advisory Committee are scheduled for the Tuesday before the third Thursday of every month. Questions about any agenda item can be addressed to Andrea Gullo, Executive Director, 562.945.9003.

Draft Minutes PUENTE HILLS HABITAT PRESERVATION AUTHORITY CITIZENS TECHNICAL ADVISORY COMMITTEE June 11, 2024

The meeting of the Citizens Technical Advisory Committee was held on Tuesday, June 11, 2024, at the Whittier Senior Center, 13225 Walnut Ave, Whittier, CA 90602.

I. CALL TO ORDER.

Vice Chair Houwen called the meeting to order at 7:03 p.m.

II. ROLL CALL.

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

Members Present: Bryan Coreas County of Los Angeles

Adam Nazaroff

Roy Francis

Catherine Houwen, Vice Chair

La Habra Heights

La Habra Heights

La Habra Heights

Michelle Pekko-Seymoure Whittier Dr. Janis Cavanaugh Whittier

Members Absent: Shelley Andros Whittier

John Ford County of Los Angeles
Matthew Liang County of Los Angeles

Authority Representatives Present:

Andrea Gullo, Executive Director Marlyn Barajas, Program Analyst Michelle Mariscal, Ecologist

Kenn Hughes, MRCA Deputy Chief Ranger

III. PUBLIC COMMENTS.

Steve Huber, Vice President of Whittier Area Audubon, mentioned sightings of roughly 39 new bird species during their last monthly bird walk. He also announced that the Whittier Area Audubon takes a break in July and August due to the warm weather and will return to its regular Sycamore Canyon bird walks in September.

Friends of Whittier Hills, Lee Willard and Judy Ennis, introduced themselves.

IV. APPROVAL OF MINUTES FOR THE APRIL 15, 2024, SPECIAL MEETING.

Member Francis motioned to approve these minutes as drafted. Member Cavanaugh seconded the motion, and in a vote, the motioned passed unanimously.

V. STANDING REPORTS:

a. REPORT BY BOARD LIAISON ON PREVIOUS MONTH'S AUTHORITY BOARD OF DIRECTORS MEETING.

Vice Chair Houwen, Board Liaison, provided this report.

b. SOCIAL MEDIA REPORT.

Program Analyst Barajas provided this report. There was mention of continued growth on some social media platforms.

c. COMMITTEE MEMBER FEEDBACK FROM THE PUBLIC AS IT RELATES TO THE AUTHORITY.

Member Pekko-Seymoure highlighted the Habitat Authority's Earth Day event on April 20th. Executive Director Gullo thanked the Committee Members who attended the event for their support.

It was mentioned that the Habitat Authority participated in this year's Whittier's Founders Day hosted by the Whittier Museum.

Ecologist Mariscal, along with Bob Henderson, former Chair of the Habitat Authority, spoke at the Friends of the Whittier Hills annual membership meeting.

VI. DISCUSSION, RECEIVE AND FILE MARCH AND APRIL 2024 MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) RANGER REPORTS.

Ranger Hughes provided this report. There was discussion, and the reports were received and filed.

VII. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD FOR A) ADOPTION OF A RESOLUTION NO. 2024-03 APPROVING LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS; B) ADOPTION OF A RESOLUTION NO. 2024-04 DECLARING INTENTION TO ESTABLISH COMMUNITY FACILITIES DISTRICT, COMMUNITY FACILITIES DISTRICT

NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION); AND C) SCHEDULE A PUBLIC HEARING FOR JULY 18, 2024, AT 3:00 P.M.

Executive Director Gullo introduced consultants Joy Kummer from TeamCivX LLC and Blair Aas from SCI Consulting Group who gave a presentation on the timeline of a Community Facilities District establishment. After the presentation, the Committee took the opportunity to ask questions and discuss.

Member Nazaroff arrived during this item.

Member Nazaroff motion to approve to recommend to the Board to a) Adoption of a Resolution No. 2024-03 Approving Local Goals and Policies for Community Facilities Districts; b) Adoption of a Resolution No. 2024-04 Declaring Intention to Establish Community Facilities District, Community Facilities District No. 2024-01 (Puente Hills Preserve Protection); and c) Schedule a Public Hearing for July 18, 2024, at 3:00 p.m. Member Pekko-Seymoure seconded the motion, and in a vote, the motion passed unanimously.

VIII. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD FOR ADOPTION OF RESOLUTION NO. 2024-05 DECLARING JUNE AS PRIDE MONTH.

There was a discussion.

Member Cavanaugh motioned to approve to recommend to the Board of Adoption of Resolution No. 2024-05 Declaring June as Pride Month. Member Coreas seconded the motion, and in a vote, the motion passed. Member Nazaroff opposed the motion, and Member Francis abstained.

IX. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD OF ADOPTION OF RESOLUTION NO. 2024-06 DECLARING JULY AS PARKS MONTH.

Member Cavanaugh motioned to approve to recommend to the Board of Adoption of Resolution No. 2024-06 Declaring July as Parks Month. Member Francis seconded the motion, and in a vote, the motion passed unanimously.

Minutes June 11, 2024 Page 4

X. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH TEAMCIVX LLC IN THE AMOUNT OF \$16,108.40 TO FUND THE FULL TERM OF THE EXISTING CONTRACT.

Executive Director Gullo provided background on the matter.

Member Nazaroff motion to approve to recommend to the Board to authorize Executive Director Gullo to enter into a contract amendment with TeamCivX LLC in the amount of \$16,108.40 to fund the full term of the existing contract. Member Francis seconded the motion, and in a vote, the motion passed unanimously.

XI. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE THIRTY-FOURTH AMENDMENT OF THE OPEN SPACE MANAGEMENT AGREEMENT WITH THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) FOR MAINTENANCE AND OPERATION SERVICES EXTENDING THE TERM AN ADDITIONAL YEAR FROM 7/1/24 TO 6/30/25 IN THE AMOUNT OF \$ \$494,000.

Executive Director Gullo provided background.

Member Cavanaugh motioned to approve to recommend to the Board to execute the Thirty-fourth Amendment of the Open Space Management Agreement with the Mountains Recreation and Conservation Authority (MRCA) for maintenance and operation services extending the term an additional year from 7/1/24 to 6/30/25 in the amount of \$ \$494,022. Member Coreas seconded the motion, and in a vote, the motion passed unanimously.

XII. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH BELLFREE CONTRACTORS IN THE AMOUNT OF \$60,513.00 FOR TRAIL MAINTENANCE REIMBURSABLE THROUGH LOS ANGELES COUNTY MEASURE A MAINTENANCE AND SERVICING FUNDS.

Ecologist Mariscal provided this report and her report identified areas on the Preserve that need repairs.

Member Nazaroff motioned to recommend to the Board to authorize Executive Director Gullo to execute a contract with Bellfree Contractors in the amount of \$60,513.00 for trail maintenance reimbursable through Los Angeles County Measure A Maintenance and Servicing funds. Member Francis seconded the motion, and in a vote, the motion passed unanimously.

XIII. REVIEW, DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD REGARDING AUTHORITY ANNUAL BUDGET FOR FISCAL YEAR 2024-25, AND REVIEW OF CORRESPONDING BUDGETS.

Executive Director Gullo provided this report. Her report noted that the Habitat Authority hopes for a grant from the RMC for next year and is in its last year with CalFire. There was discussion on the matter.

Member Nazaroff commended the Habitat Authority for staying afloat during financial challenges.

Member Nazaroff motion to recommend that the Board the Authority approve the proposed annual budget for fiscal year 2024-25. Member Cavanaugh seconded the motion, and in a vote, the motion passed unanimously.

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

Member Nazaroff asked about orange plastic barriers on Fullerton Road near the parking lot in Powder Canyon and whether they will be removed. Executive Director Gullo explained that they belong to the City of La Habra Heights.

Member Coreas asked about the recent Public Records Requests regarding the East San Gabriel Valley Area Plan to the Authority. Executive Director Gullo responded that all documents pertaining to that request have been submitted.

Member Pekko-Seymoure mentioned seeing a white "x" mark labeled on Rattlesnake Ridge Trail. Authority staff were not aware of the "x" mark.

XV. ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT MEETING.

There being no further comments or business to discuss, Vice Chair Houwen adjourned the meeting at 8:26 p.m. The next regularly scheduled meeting is on July 16, 2024.

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

MEMORANDUM

Meeting Date: July 16, 2024

To: Citizens Technical Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item VI. Update, receive and file fiscal year 2023-24 Authority

workplan, and possible recommendation to the Board regarding Authority workplan for fiscal year 2024-25.

Background:

A summary of the workplan for fiscal year (FY) 23-24 is provided for your review. Due to workload, unexpected happenings, and circumstances beyond our control, progress on a few of these items is not at the level previously estimated or anticipated. Workload and unexpected happenings include adding events and projects to the staff workload such as the heli-tank dedication event, holiday event, onboarding a new mitigation project, conducting repairs to the Authority's Sycamore house, and the administration process for the various grants. Also attached is the end-of-the-year habitat restoration workplan.

The draft FY 24-25 workplan is attached for your review and feedback. The format of the workplan in general does not reflect routine day to day and core functions of staff's time which essentially support the mission of the agency. Potential priority rankings for this fiscal year have been suggested to facilitate discussion and ultimate direction by the Board. Staff welcomes further defined parameters of what the Board would prefer to see included in its workplan.

In terms of agency core functions for FY 23-24, similar to last year, outdoor education and interpretation will not be a focus and outdoor school programs at the level of prior years is not expected due to the limited staff. However, staff may be able to support the rangers' limited Jr. Ranger programming to some extent. Staff will continue to keep the current volunteers engaged.

Attachments:

End of Year update FY 23-24 workplan, includes restoration update Proposed FY 24-25 workplan, including possible long-term goals

Fiscal Impact:

The fiscal impact depends on the chosen workplan items.

Recommendation:
That the Committee recommend to the Board of Directors to receive and file 2023-24 workplan and approve 2024-25 proposed workplan.

	GOAL	Resp. Party	** Priority Level (1-3)	Est. Completion Date	Update Approx. % Complete	Board Approval Date	Cost / Funding
1	Heli-hydrant project	Board,staff, Attorney	1	Ongoing	90%	direction provided sprg/smmr 2021	
2	Implement RMC Grant (1)	Staff, Rngr	1	12/30/2025	100%	5/20/2021	RMC
3	Implement CalFire Grant	Staff, Rngr	1	3/30/2025	85%	5/20/2021	CalFire
4	Implement RMC Round 2 Grant	Staff, Rngr	1	12/30/2024	85%	4/21/2022	RMC
	Address funding issues and community outreach Seek M&S funding	ED, Brd subcom., Board, CTAC	1	Ongoing	ongoing	11/17/2022 7/15/2021,	Access Fee Reserves/ Operations
6	reimbursement FYs 20-21, 21-22,	ED, Projet	4	10/20/2022	200/	6/30/2022,	Carretin
7	Administer Caltrans grant	Analyst ED, Projct Analyst	1	10/30/2022 2026 or earlier	30% ongoing	5/25/2023 5/25/2023	County Caltrans
8	Replace agency website	ED	2	12/1/2023	100%	5/25/2023	Operations
9	Repair Authority residence (LHH)	ED, Rgr	3	6/30/2023	60%	direction provided in spring 2021	State funds through Caltrans
10	Process new mitigation opportunities as they arise.	ED, Ecol	3	Ongoing		7/15/2021	Mitigation funding
11	Repair Arroyo Pescadero gate and Hacienda Hills Trailhead railing	ED	3	TBD	0%	7/15/2021, 5/25/2023	Access Fee Reserves/ State funds through Caltrans
	Revise Authority trailhead rules signs	Staff, Rngrs, CTAC, Board, NPS	3	TBD	5%	6/30/2022	Operations/ possible RMC grant
13	Hire Naturalist to coordinate volunteers	ED	3	TBD	0%	6/30/2022	Operations
**B	*Board to review and provide direction on priority rankings.						

UPDATE SUMMARY

	GOAL	Notes
1	Heli-hydrant project	Participated in dedication event. Finished legal survey for road vacation in Powder Canyon. Sent emergency easement document to LHH city for review. Once road is vacated the main agreement can be recorded.
2	Implement RMC Grant (1)	Submitted all progress reports and final reimbursement paperwork and grant close out documents.
3	Implement CalFire Grant	Tree removals, 2 years of goat grazing and first year of annual clearance completed. Last year of annual urban wildland interface clearance began in April/May 2024 and has been completed. Seeking possible grant amendment to shift remaining funds to miscellaneous tree/vegetation clearance.
4	Implement RMC Round 2 Grant	Started fall of 2022. All grant tasks are completed. Seeking grant amendment to shift remaining funds to miscellaneous tree/vegetation clearance.
5	Address funding issues and community outreach	Held two open houses, hosted holiday party, ongoing presentations with community groups, completed two community mailers, social media and newsletter publications ongoing. Conducted another poll. March 2024, Board approved CFD map to process election paperwork for consideration.
6	Seek M&S funding reimbursement FYs 20-21, 21-22, 22-23	Submitted reimbursement request for FY 20-21. Delayed by unexpected paperwork regarding Sycamore Canyon and staff workload.
7	Administer Caltrans grant	Ongoing. January 2024, Board approved Sycamore ranger residence upkeep using these funds. Upkeep and repairs completed in May 2024.
8	Replace agency website	Provided Board update in December 2023. Completed and launched March 2024. Staff is working on learning the backend operations.
9	Repair Authority residence (LHH)	Delayed due to workload and funding assessment. Revisit this in Fall 2024 for planning.
10	Process new mitigation opportunities as they arise.	Onboarded new mitigation project through the Fall, Board approval in January 2024, and payment received February 2024.
11	Repair Arroyo Pescadero gate and Hacienda Hills Trailhead railing	Delayed due to workload.
12	Revise Authority trailhead rules signs	Delayed due to staff workload and coordination with National Park Service Rivers, Trails and Conservation Assistance Program. Reached out to NPS.
13	Hire Naturalist to coordinate volunteers	Delayed due to staff workload.

June/30/2024

SUMMARY:					
Overall (Habitat Authority and Mitigation) re	storation projects (includes mit	igation restoration, habit	tat restoration, and enhanc	ement/weed	ding):
114.56	acres ongoing				
203.21	acres completed				
317.77	acres total				
Habitat Authority Restoration Project	cts:				
Restoration - 0.75 acres Ongoing, 64.33 acre	es Complete, 65.08 acres Total				
		Original Completion	Estimated Completion		
Ongoing Projects	Activity	Date	Date	Status	Comments
Peppergrass Restoration (0.75 ac)	Planting cactus, seeding and maintenance	Spring 2019	Spring 2024	Ongoing	Additional restoration efforts funded via RMC Round 2 Grant; site was seeded and cacti planted Jan/Feb 2024
Enhancement/weeding - 3.5 acres Ongoing Ongoing projects include woody invasi	ve removal along Turnbull Cany		the Hacienda Hills bioswale	. General we	ed removal efforts, such as goat
grazing (66 acres), are not included in	the acreage totals.				
HABITAT AUTHORITY RESTORATION PROJEC	CTS SUMMARY				
4.25	ACRES ONGOING				
118.78	ACRES COMPLETE				
123.03	ACRES TOTAL				
Mitigation Projects:					
Outside Entity Implementing (15 acres Ong	oing, 59.76 acres Complete, 74.	76 acres Total)			
		Original Completion	Estimated/Actual		
Ongoing Projects	Activity	Date	Completion Date	Status	Comments
Monterey Park Marketplace					CE recorded.
15 ac CSS (Powder Canyon)	Site Preparation	Fall 2017		Complete	Grazing conducted Oct-Nov 2017
	Temporary Irrigation Installation	Fall 2017		Complete	

	Grow & Kill*	Fall 2019	Winter 2018	Complete	One year of weed abatement; Feb 2018 - Feb 2019
		Original Completion	Estimated/Actual		
Ongoing Projects (continued)	Activity	Date	Completion Date	Status	Comments
	Planting*	Winter 2019	Spring 2019	Complete	March - April 2019
	Hydroseeding*	Winter 2019	Spring 2019	Complete	
	Maintenance*	Spring 2025	Spring 2024	Ongoing	Currently in maintenance year 5
	Final performance monitoring report*	Winter 2025	Winter 2024	Planned	Project sign-off expected by Feb 2025
Habitat Authority Implementing (95.3	L acres Ongoing, 24.67 acres Comple	te, 119.98 acres Total)			
		Original Completion	Estimated/Actual		
Ongoing Projects	Activity	Date	Completion Date	Status	Comments
Broadrock - Phase II					CE recorded.
0.5 ac CSS (Arroyo San Miguel)	Maintenance	Winter 2019	Winter 2020	Complete	Additional year of site maintenance approved by resource agencies
	Final performance monitoring report	Winter 2020	Winter 2021	Complete	Project sign-off received Feb 2022
Turnbull Riparian Restoration					
1.35 ac Riparian (Turnbull Canyon)	Seeding and maintenance	Fall 2017 (Original mitigation project)	Fall 2025	Ongoing	Formerly Permittee Implemented Mitigation (PXP/Sentinel); transferred to Habitat Authority in 2021
SCE					CE recorded.
60 ac CSS (Powder Canyon)	Site Preparation	Fall 2016		Complete	Sept 2016-Dec 2018
	Temporary Irrigation - install	Fall 2016		Complete	
	Grow & Kill*	Fall 2018	Winter 2018	Complete	
	Planting*	Winter 2018	Spring 2019	-	Fall 2018-Spring 2019
	Hydroseeding*	Winter 2018	Spring 2019	Complete	Fall 2018-Spring 2019
	Maintenance	Spring 2024		Ongoing	Currently in maintenance year 5

	Final performance monitoring report	Fall 2024		Planned	Project signoff expected by December 2024
	терогі				December 2024
Ongoing Projects	Activity	Original Completion Date	Estimated/Actual Completion Date	Status	Comments
Olinda (OCWR2)					CE recorded.
19.86 ac CSS (Arroyo San Miguel)	Site Preparation	Fall 2018		Complete	
	Temporary Irrigation - install	Fall 2018		Complete	
	Grow & Kill*	Fall 2020		Complete	
	Planting*	Winter 2020	Spring 2021	Complete	
	Hydroseeding*	Winter 2020	Spring 2021	Complete	
	Maintenance	Spring 2026		Ongoing	Currently in maintenance year 3
	Final performance monitoring report	Winter 2026		Planned	Project signoff expected by February 2027
Brea 57 / Lambert					CE recorded.
2.1 ac CSS (Powder Canyon)	Site Preparation	Fall 2019		Complete	
	Temporary Irrigation - install	Fall 2019		Complete	
	Grow & Kill*	Fall 2021		Complete	
	Planting*	Winter 2021		Complete	
	Hydroseeding*	Winter 2021		Complete	
	Maintenance	Spring 2027		Ongoing	Currently in maintenance year 2
	Final performance monitoring report	Winter 2027		Planned	Project signoff expected by February 2028
Metro Heights					
12 ac CSS (Powder Canyon & Arroyo San Miguel)	Site Preparation	Fall 2024		Planned	
	Temporary Irrigation - install	Fall 2024		Planned	

134.7					
	4 ACRES TOTAL				
84.4	3 ACRES COMPLETE				
110.3	1 ACRES ONGOING				
MITIGATION PROJECTS SUMMARY					
	Maintenance	Winter 2022		Complete	Project completed March 2023
	Hydroseeding	Fall 2019	Winter 2019	Complete	
0.56 ac CSS (La Habra Heights)	Site Preparation	Summer/Fall 2019		Complete	
Harbor Blvd					
Ongoing Projects	Activity	Date	Completion Date	Status	Comments
		Original Completion	Estimated/Actual		
	report				
	Final performance monitoring	Winter 2032		Planned	
	Maintenance	Spring 2032		Planned	
	Planting & Hydroseeding*	Winter 2026		Planned	
	survey and record				mitigation agreement effective
	Conservation easement-	Winter 2026		Planned	Shall be recorded within 2 years of
	Grow & Kill*	Fall 2026		Planned	

Habitat Authority Workplan FY 24-25 Proposed

			<u> </u>	roposed			<u> </u>
	GOAL	Resp. Party	** Priority Level (1-3)	Est. Completion Date	Update Approx. % Complete	Board Approval Date	Cost / Funding
1	Heli-hydrant project	Board,staff, Attorney	1	Ongoing	90%	direction provided sprg/smmr 2021	
2	Implement CalFire Grant	Staff, Rngr	1	3/30/2025	85%	5/20/2021	CalFire
3	Implement RMC Round 2 Grant	Staff, Rngr	1	12/30/2024	85%	4/21/2022	RMC
4	Address funding issues and community outreach	ED, Brd subcom., Board, CTAC	1	Ongoing	ongoing	11/17/2022	Access Fee Reserves/ Operations/Excess mitigation funds
5	Plan and host 30th Anniversary	Board and staff	1	21-Sep	5%	1/18/2024	
6	Seek M&S funding reimbursement Fys 21-22, 22-23, 23-24	ED, Projct Analyst	1	Ongoing	0%	7/15/2021, 6/30/2022, 5/25/2023	County
7	Administer Caltrans grant	ED, Projct Analyst	1	2026 or earlier	ongoing	5/25/2023	Caltrans
8	Seek additional grant funding (fuel clearance, gate installation, acquisition, etc.)	ED, staff	2	12/30/2024	0%		
9	Repair Authority residences	ED, Rgr	3	6/30/2026	60%	direction provided in spring 2021, and 2024	State funds through Caltrans
10	Process new mitigation opportunities as they arise.	ED, Ecol	3	Ongoing	ongoing	7/15/2021	Mitigation funding
11	Repair Arroyo Pescadero gate and Hacienda Hills Trailhead railing	ED	3	TBD	0%	7/15/2021, 5/25/2023	Access Fee Reserves/ State funds through Caltrans
12	Revise Authority trailhead rules signs	Staff, Rngrs, CTAC, Board, NPS	3	TBD	5%	6/30/2022	Operations/ possible RMC grant
13	Hire Naturalist to coordinate volunteers	ED	3	TBD	0%	6/30/2022	Operations

^{**}Board to review and provide direction on priority rankings.

Habitat Authority Workplan Long Term

Possibl	e Long Term Items							
1	1 Re-evaluate workplan at end of November 2024 if CFD is on the ballot.							
2	Agency strategy and vis	Agency strategy and vision re-assessment.						
3	Agency staffing/operations assessment. The assessment could focus on identifying performance or resource gaps, inclusive of staffing, and would present recommendations if any that could provide an opportunity to improve the performance of work processes, reduce long-term costs, and help to ensure a high-functioning organization that adapts to current and future challenges.							
	Seek grant funding to update all trailhead monument signs. Evaluate whether to change remaining Preserve hours to set times.							
	Develop facility (including homes) maintenance schedule and budget.							
	Update agency Resource					.8011		
	Update agency vegetation mapping.							
	Conduct Preserve-wide biological surveys for various species in accordance with the							
9	RMP, including Coastal California Gnatcatcher surveys							
10	Install Turnbull Canyon fence and/or other perimeter fencing.							
11	Issue trail license to the County for parts of the Ahwingna Trail.							
12	Update/improve trailhe	pdate/improve trailheads.						
13	Host regional conferen	ost regional conference.						
14	Plan for nature center a	at Sycamoi	re.					
15	Relocation of office.							

Not listed in any priority ranking.

Presented to Board July 15, 2021, Updated June 30, 2022, Updated May 25, 2023, Updated July 2024

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

MEMORANDUM

Meeting Date: July 16, 2024

To: Citizens Technical Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item VII. Discussion and possible recommendation to the Board

regarding: a) Public hearing on July 18, 2024, formation of Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) to Fund Certain Public Services and Related Actions; b) Adoption of Resolution 2024-07 entitled Resolution to Form a Community Facilities District and to Levy

Special Taxes Therein; c) Adoption of Resolution 2024-08 entitled, Resolution Calling a Special Tax Election and

Submitting to the Qualified Electors the Question of Levying a Special Tax and; d) Adoption of Resolution 2024-09 entitled Resolution Requesting Consolidation of Authority Election with

Statewide General Election.

Background:

The Puente Hills Habitat Preservation Authority ("Authority") manages an extensive area of public open space totaling approximately 3,886 acres, known as the Puente Hills Preserve. Despite its significance in providing wildlife habitat protection and recreational opportunities, the Authority is currently facing a structural budget deficit that threatens its operational capacity.

In recent years, budget constraints have led to significant reductions in funded positions, services, and programs, compromising the Authority's ability to adequately meet the needs of the community. The increasing length of fire seasons and growing neighborhood safety concerns further exacerbate the demand for essential services. Without a new, stable funding source, the Authority may be forced to make further detrimental cuts, including potentially eliminating ranger and support services, staff, reducing fuel clearance and restricting public access to the Preserve.

To address these challenges, the Authority is proposing the formation of a Community Facilities District. This financing district would enable the Authority to implement a special tax on real property within a defined geographic area if approved by voters in the November 2024 election.

The primary objective of the CFD would be to ensure the security, cleanliness, and environmental integrity of the Preserve. It would support vital services such as maintaining park ranger patrols for fire safety and emergency response, clearing brush from homes and emergency access roads, and protecting natural lands from threats like homeless encampments, vandalism, and illegal dumping.

The proposed CFD is also committed to strict fiscal accountability, with provisions for all funds to remain locally controlled, annual audits, and public financial disclosures to ensure transparency and proper use of the funds.

On June 12, 2024, the Board of Directors adopted Resolution 2024-03 adopting local goals and policies for CFDs ("Policies") and Resolution of Intention 2024-04 declaring its intention to establish the CFD ("ROI"), and set July 18, 2024, at 3 p.m. as the date and time of the public hearing on the ROI. In order to complete the formation proceedings, the following actions are required:

- The public hearing is opened on July 18, 2024, at approximately 3 p.m. The Board must hear the staff report, hear all public testimony, and at the conclusion of public testimony, close the public hearing.
- Following the public hearing, if no more than fifty percent (50%) of the registered voters residing within the territory of the proposed CFD, or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special tax included in the CFD protest, the Board may adopt the following resolutions that, subject to voter approval, finalize formation of the CFD, authorize levy of the special tax, and call for an election regarding the CFD to be consolidated with the November 5, 2024 General Election.
- The Board adopts a Resolution of Formation of the CFD ("ROF"). (Attachment 1)
- The Board adopts a Resolution Calling a Special Tax Election for the Formation of the CFD. (Attachment 2)
- The Board adopts a Resolution Requesting Consolidation. (Attachment 3)

Pursuant to those actions, Authority staff, with the assistance of SCI Consulting Group, has completed the following steps in order to facilitate the formation of the CFD:

- The map of the proposed boundary for CFD No. 2024-01 was recorded with the County Recorder on June 17, 2024, as Document No. 20240393968, and filed in Book 196 of Maps of Assessment and Community Facilities District at Page 80 in the office of the County Recorder for the County of Los Angeles, State of California.
- Published a notice of public hearing for July 18, 2024 at 3 p.m.

The ROI also directed staff to prepare a CFD Public Hearing Report (Attachment 4) on the proposed CFD, providing a description of the Services to be funded by the CFD and an estimate of the fair and reasonable cost of the Services and incidental expenses for the CFD. The CFD Public Hearing Report also includes a map showing the boundaries of the proposed CFD.

The proposed CFD encompasses the Cities of Whittier, La Habra Heights, and portions of Hacienda Heights, Rowland Heights, and Workman Mill Road area located within the Authority's jurisdictional boundaries. The maximum special tax and the formula for calculating the annual special tax were approved first by the Board in the ROI. The estimated maximum annual cost for services in FY 2025-26 is \$1,150,000 (in 2025 dollars), which primarily is for fire prevention and safety related costs, and \$48,000 for annual CFD administration and County collection charges. The special tax may be levied and collected in perpetuity until ended by voters, or until such time the Authority determines that the revenue is no longer needed.

The public services that the CFD will fund are more particularly described in Exhibit A of the ROF (Attachment 1), and include the 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.

If the voters approve the CFD, a notice of special tax lien will be recorded with the County Recorder, resulting in a permanent lien on the assessor's parcels within the CFD. The lien continues perpetually until ended by voters.

Fiscal Impact:

The cost for these actions was approved through a contract with SCI Consulting Group. Incidental costs include publishing the notice of public hearing and recording the boundary map with the County Recorder. The full cost of adding the CFD to the November ballot has yet to be determined.

Attachments:

- 1) Resolution No. 2024-07 Formation of the CFD
- 2) Resolution No. 2024-08 Calling for the Special Tax Election
- 3) Resolution No. 2024-09 Requesting Consolidation
- 4) CFD Public Hearing Report
- 5) Affidavit of publication of the legal notice

Recommendation:

That the Committee recommend to the Board of Directors to:

1) Hold a public hearing on July 18, 2024 on the formation of Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (the "CFD") and hear all public testimony, including any protests. If no more than fifty percent of the

- registered voters residing within the boundaries of the proposed CFD, or the owners of one-half or more of the property within the CFD protest:
- 2) Adopt Resolution No. 2024-07 Forming the CFD and to levy special taxes therein;
- 3) Adopt Resolution No. 2024-08 Calling a special tax election and submitting to the qualified electors the question of levying a special tax within the CFD; and
- 4) Adopt Resolution No. 2024-09 Requesting consolidation of CFD Election with Statewide General Election.

Puente Hills Habitat Preservation Authority Resolution No. 2024-07

RESOLUTION TO FORM A COMMUNITY FACILITIES DISTRICT AND TO LEVY SPECIAL TAXES THEREIN

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Community Facilities District No. 2024-01
(Puente Hills Preserve Protection)

WHEREAS, the Puente Hills Habitat Preservation Authority ("Authority") manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon, and

WHEREAS, the Authority's mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, to provide outdoor recreation for the community, and also to prevent and respond to wildfires and other emergencies in the area; and

WHEREAS, the Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats; and

WHEREAS, the Authority also works to assist with wildfire preparedness and emergency response with rangers and park staff they currently contract with to provide patrol services; and

WHEREAS, these rangers and park staff also help to keep Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and extra patrol during high fire threat season; and

WHEREAS, the Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services, and

WHEREAS, the Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase, and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services, and

WHEREAS, without an additional stable funding source, the Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for individuals and families; and

WHEREAS, on June 12, 2024, the Board of Directors ("Board") of the Authority, County of Los Angeles, State of California, adopted Resolution No. 2024-04 entitled "Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Declaring Intention to Establish a Community Facilities District (the "Resolution of Intention") with respect to Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (the "CFD") of the Authority pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention incorporates a map of the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, states the services to be provided, the cost of providing such services, and the rate and method of apportionment of the special tax to be levied within the CFD, and is on file with the Board Secretary and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the services to be provided by the CFD as stated in the Resolution of Intention are set forth in Exhibit B attached hereto and hereby made a part hereof (the "Services"); and

WHEREAS, a notice of a public hearing relating to the establishment of the CFD, the extent of the CFD, the funding of certain types of services, and all other related matters have been given, and a report containing a brief description of the public facilities and services by type that will in the Executive Director's opinion be required to adequately meet the needs of the CFD and the officer's estimate of the cost of providing those public services ("CFD Public Hearing Report"), as ordered by this Board, has been presented to this Board and has been made a part of the record of the hearing to establish such CFD, all pursuant to the Act and the Resolution of Intention relating to the proposed formation of the CFD; and

WHEREAS, at the hearing, all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, the extent of the CFD, the services to be provided therein, and the levy of said special tax were heard and a full and fair hearing was held; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services, the extent of the CFD and the rate and method of apportionment of the special taxes have not been filed with the Board Secretary by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special tax; and

WHEREAS, the special tax proposed to be levied in the CFD to pay for the proposed services to be provided therein has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special tax.

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

Section 1. The foregoing recitals are true and correct and incorporated herein by this

reference.

- **Section 2.** The CFD Public Hearing Report is hereby approved.
- **Section 3.** The proposed special tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.
- **Section 4.** The type of services proposed to be funded by the CFD and pursuant to the Act shall consist of those items listed as Services and shown Exhibit A hereto and by this reference incorporated herein.
- **Section 5.** The Executive Director of the Authority, located at 7333 Greenleaf Avenue, Whittier, California 90602, telephone number 562-945-9003, or an administrator appointed for the CFD, will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and who will be responsible for estimating future special tax levies pursuant to the Act.
- **Section 6.** Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs of the Services, including administrative and incidental expenses, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD perpetually until ended by the voters, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The proposed rate and method of apportionment of the Special Tax are described in the document titled "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein by this reference.
- **Section 7.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the CFD, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied, and the lien canceled in accordance with law or until collection of the tax by the Authority ceases.
- **Section 8.** The boundaries of the CFD are as set forth in the maps heretofore recorded on June 17, 2024, as Document No. 20240393968, and filed in Book 196 of Maps of Assessment and Community Facilities District at Page 80 in the office of the County Recorder for the County of Los Angeles, State of California.
- **Section 9.** All prior proceedings taken by this Board in connection with the establishment of the CFD and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.
- **Section 10.** The community facilities district designated "Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)" of the Authority is hereby established pursuant to the Act.
- **Section 11.** Pursuant to the provisions of the Act, the proposition of the levy of the special tax specified above shall be submitted to the qualified electors of the CFD at an election, the time, place, and conditions of which election shall be as specified by a separate resolution of the Board.

Page 4 of 13 Resolution No. 2024-07

Section 12. If the election is to be held less than 125 days following the adoption of the resolution of formation, the concurrence of the election official conducting the election shall be required as provided by the Act.

Section 13. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED at a meeting held on the 18 th day of July 2024.
AYES:
NOES:
ABSENT:
ABSTAIN:
Chair, Board of Directors
van Sulic
ATTEST:
Secretary to the Board of Directors Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.

Marlyn Barajas Secretary of the Board of Directors Puente Hills Habitat Preservation Authority

EXHIBIT A

MAP OF PROPOSED BOUNDARIES

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Community Facilities District No. 2024-01
(Puente Hills Preserve Protection)

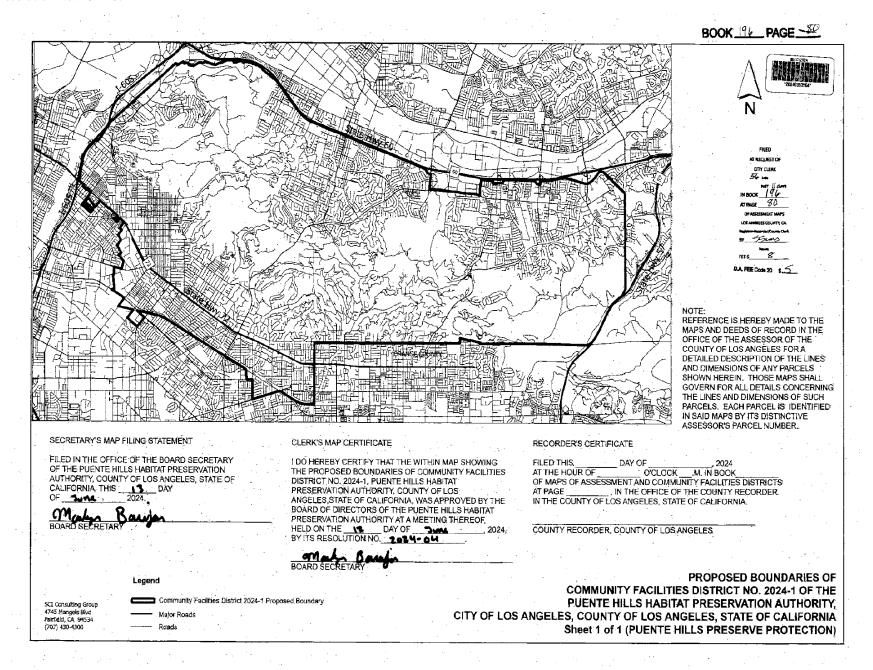


EXHIBIT B

DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

The types of Services to be funded by the CFD ("Services") shall include the 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.

"Improvements," as used herein, means improvements such as facilities, buildings, museums, cultural facilities, housing, visitor centers, fixed equipment, fences, gates, monument signage, other signage, posts, walkways, railings, curbs, benches, kiosks, drinking fountains, drainages, trails, roads, recreational facilities, public facilities, public restrooms, parking lots and other manmade structures on or alterations to lands owned or managed by the Authority, and other real property or other tangible property as permitted by the law.

"Maintenance," as used herein, means the furnishing of services, equipment and materials or other items for the routine, recurring, and usual work or emergency work for the preservation or protection of Improvements, open space, natural or other lands for their intended purposes. Maintenance includes, but is not limited to, the upkeep, repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, open space, natural or other lands, including cultivation, seeding, planting, weeding, irrigation, trimming, spraying, fertilizing, treating for disease or injury, goat grazing, or wildlife, vegetation and habitat surveys, monitoring and mapping services; vegetation clearance, including the removal of dead, dying or hazardous trees; the removal or disposal of trimmings, rubbish, debris, illegal dumping and other waste; the cleaning and servicing of public restrooms; the cleaning, sandblasting, and painting of walls and other Improvements for sanitation or to remove graffiti; fire prevention and suppression services; safety and security services; gate opening and closing services; law enforcement services; and services to prevent homeless encampments. Maintenance includes operations and/or replacement costs, and the creation and funding of reserve funds, as permitted by law.

"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water or other utilities for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

Page 8 of 13 Resolution No. 2024-07

"Services," also includes the performance by employees of functions, operations, maintenance, and repair activities, as provided by law. It is expected that the Services will be provided by the Authority, either with its own employees or by contract with third parties, or any combination thereof.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 applicable to the land in the Community Facilities District No. 2024-01 (the "CFD") of the Puente Hills Habitat Preservation Authority (the "Authority") shall be levied and collected according to the tax liability determined by the Authority through the application of the appropriate amount or rate described herein.

A. DEFINITIONS

- "Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.
- "Administrative Expenses" means the actual or estimated costs incurred by the Authority to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of Authority employees whose duties are directly related to administration of the CFD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the Authority.
- "Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.
- "Authority" the Puente Hills Habitat Preservation Authority.
- "Base Year" means the Fiscal Year ending June 30, 2026.
- "Board" means the Board of Directors of the Puente Hills Habitat Preservation Authority.
- "Building Square Feet" or "BSQFT" means all the square footage within the perimeter of a residential structure or a commercial structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Building Square Feet shall be made by reference to the Assessor's Lien Roll Data. If the Assessor's Lien Roll Data does indicate Building Square Feet, building permit(s) issued for such structure, or other records shall be used, as determined by the CFD Administrator.
- "CFD" or "CFD No. 2024-01" means the Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).

- **"CFD Administrator"** means an official of the Authority, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.
- "County" means the County of Los Angeles, California.
- "Developed Property" means real property with improvements for residential, commercial, or other purposes which is assigned improved value by the County Assessor as of July 1 of the current Fiscal Year.
- "Fiscal Year" means the period starting July 1 and ending the following June 30.
- "Land Use Classification" means any of the classes listed in section B(1).
- **"Maximum Special Tax"** means the greatest amount of Special Tax, determined in accordance with Sections B and C below that can be levied in the CFD in any Fiscal Year on any Assessor's Parcel.
- **"Public Property"** means any property within the boundaries of the CFD that is either (i) owned by the federal government, the State of California, the County, another public agency, or a private nonprofit organization that owns and is responsible for conservation of open space areas or (ii) encumbered by an easement owned by any such public agency or private organization which easement makes the development of such property impractical. Notwithstanding the foregoing, a leasehold or other possessory interest in any such property which is subject to taxation pursuant to Section 53340.1 of the Act shall not constitute "Public Property."
- "RMA" means this Rate and Method of Apportionment of Special Tax.
- "Services" means the services authorized to be funded by the CFD as described in the Resolution of Intention for the CFD.
- "Special Tax" means the Special Tax to be levied, in each Fiscal Year, on Taxable Property, pursuant to Sections B through G below.
- **"Special Tax Requirement"** means the amount required in any Fiscal Year for the CFD to 1) provided the Services; 2) pay for reasonable Administrative Expenses; 3) pay any amounts required to establish or replenish any reserve funds; and 4) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.
- "State" means the State of California.
- "Taxable Property" means all Parcels within the boundaries of the CFD that are not Tax-Exempt Property.

"Tax-Exempt Property" means any Parcel within the CFD which is not Developed Property or Undeveloped Property and includes Public Property and Welfare Exempt Property.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

"Welfare Exempt Property" means, in any Fiscal Year, all Parcels within the boundaries of the CFD that (a) have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code indicated in the Assessor's Data finalized as of January 1 of the previous Fiscal Year, and (b) are exempt from the Special Tax pursuant to Section 53340(c) of the Act.

B. PROPERTY CATEGORIES AND MAXIMUM SPECIAL TAX RATES

- 1. Classification of Parcels. Each Fiscal Year, using the Definitions above and the Parcel records of the County Assessor's Secured Tax Roll of July 1, the Authority shall cause each Parcel of land in the CFD to be classified as Taxable Property and Tax-Exempt Property. Taxable Property shall be further classified as Developed Property or Undeveloped Property.
- 2. Assignment of Maximum Special Tax. Each Fiscal Year, the Base Year Maximum Tax shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax for the upcoming Fiscal Year for each Land Use Classification.

Land Use Classification	Base Year Maximum Tax
Developed Property	\$0.0100 per Building Square Foot
Undeveloped Property	\$0.0000
Tax-Exempt Property	Exempt

3. Conversion of a Tax-Exempt Property to a Taxable Property. If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning Fiscal Year 2026-27 and each Fiscal Year thereafter, the Maximum Special Tax shall be adjusted by three (3) percent for inflation.

D. DETERMINATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2025-26, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Taxable Property at one hundred percent of the applicable Maximum Special Tax to fund the Special Tax Requirement.

Subject to the preceding, the amount of Annual Special Tax levied upon any Taxable Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

The Board shall not levy a Special Tax on a Tax-Exempt Property.

E. PREPAYMENT OF THE SPECIAL TAX

Prepayment of the Special Tax is not authorized.

F. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties, interest, and lien priorities in the case of delinquency as is provided for ad valorem taxes. The Authority shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. However, the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the Authority or as otherwise determined appropriate by the CFD Administrator.

G. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax perpetually until ended by voters. If the Special Tax ceases to be levied, the Authority or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

H. CITIZEN'S OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall only be used as described in the Description of Services to be Funded by the CFD. The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the Authority. No later than October 31 of the following Fiscal Year for which the Special Tax is in effect, the Authority shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.

I. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Director or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Director or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, or application of the method of apportionment, or classification of properties or any definition applicable to the CFD.

Puente Hills Habitat Preservation Authority Resolution No. 2024-08

RESOLUTION CALLING A SPECIAL TAX ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01

(Puente Hills Preserve Protection)

WHEREAS, the Puente Hills Habitat Preservation Authority ("Authority") manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon, and

WHEREAS, the Authority's mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, to provide outdoor recreation for the community, and also to prevent and respond to wildfires and other emergencies in the area; and

WHEREAS, the Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats; and

WHEREAS, the Authority also works to assist with wildfire preparedness and emergency response including with rangers and park staff they currently contract with to provide patrol services; and

WHEREAS, these rangers and park staff also help to keep Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and providing extra patrol during high fire threat season; and

WHEREAS, the Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services, and

WHEREAS, the Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase, and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services, and

WHEREAS, without an additional stable funding source, the Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for

individuals and families; and

WHEREAS, on June 12, 2024, the Board of Directors ("Board") of the Authority, County of Los Angeles, State of California, adopted Resolution No. 2024-04 entitled "Resolution of the Board of the Puente Hills Habitat Preservation Authority Declaring Intention to Establish a Community Facilities District" (the "Resolution of Intention") with respect to Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (the "CFD") of the Authority pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, on this date, the Board of Directors of the Puente Hills Habitat Preservation Authority adopted Resolution No. 2024-07 entitled "Resolution to Form a Community Facilities District and to Levy Special Taxes Therein" (the "Resolution of Formation"); and

WHEREAS, pursuant to the provisions of the Resolution of Formation, a proposition to authorize the levy of special taxes within the CFD is to be submitted to the Qualified Electors of the CFD as required by the Mello-Roos Community Facilities Act of 1982, as amended (the "Act").

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

- **Section 1.** Pursuant to Sections 53325.7 and 53326 of the Act, the issues of the levy of said special tax and the establishment of said appropriations limit shall be submitted to the qualified electors of the CFD at an election called therefore as provided below.
- **Section 2.** As authorized by Section 53353.5 of the Act, the two propositions described in paragraph 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit "A" as the abbreviated statement to appear on the ballot and be summited to the voters, and by this reference incorporated herein.
- **Section 3.** The Board has heretofore found that more than twelve persons have been registered to vote within the territory of the CFD for the ninety days preceding the close of the public hearing heretofore held by the Board for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, the Board finds that for purposes of these proceedings the qualified electors are the registered voters within the CFD and that the vote shall be by said registered voters, each having one vote.
- **Section 4.** The Board hereby calls a special election to consider the measure described in Section 2 above, which election shall be held on November 5, 2024, and shall be consolidated with the Statewide general election to occur on such date. The Registrar of Voters of the County of Los Angeles is hereby designated as the official to conduct said election.
 - **Section 5**. Pursuant to section 53326 of the Act, and within three business days of the

adoption of the Resolution of Formation, but in no event later than the date specified by the Election Official for receipt, the Board Secretary shall cause to be provided to the Election Official a certified copy of the Resolution of Formation, and this Resolution Calling Special Election, together with a certified copy of the map of the boundaries of the CFD, as filed in the Office of the Recorder of the County. The Board Secretary is hereby authorized and directed to enter into an agreement with the Election Official for the services of such official and to provide for the reimbursement by the Authority of the costs of the Election Official in conducting the election. The Board Secretary and all the members of the Board and officers of the Authority, and their designees, are hereby authorized and directed to execute and deliver any documents and to perform all acts necessary to place the measure on the ballot including making any revisions, correction or alterations to the language of the ballot measure to comply with requirements of law and Election Official and to ensure that the applicable requirements of the Elections Code are met, including without limitation the preparation and provision to the voters of all documents and instructions required by and specified in the Elections Code.

Section 6. This Board of Directors hereby directs the Executive Director to take all actions necessary under the Act and the Elections Code, to assist the Registrar of Voters in the conduct of the election.

Section 7. County Counsel for the County of Los Angeles is hereby requested to prepare an impartial analysis for the ballot measure showing the effect on existing law. The analysis shall precede the arguments for or against the measure and shall not exceed 500 words. To the extent County Counsel does not file an impartial analysis, counsel of the Authority may file such impartial analysis.

Section 8. That the deadline for filing arguments on the ballot measures with the election official shall be 5p.m. on August 16, 2024. That in accordance with the requirements of the California Elections Code, all written arguments for or against the foregoing measures: (1) shall not exceed three hundred (300) words in length; (2) shall be filed with the elections official; (3) shall be accompanied by the printed name(s) and signature(s) of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of the principal officers who is the author of the argument; and (4) shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in California Elections Code § 9600. All written arguments may be changed or withdrawn until and including the date fixed by the election official, being 5 p.m. on August 16, 2024, or such other date as may be determined by the County in accordance with the Elections Code, after which time no arguments for or against the foregoing measure may be submitted to the elections official except as provided above.

Section 9. That the deadline for filing of rebuttal arguments on the ballot measures with the elections official shall be at 5 p.m. on August 26, 2024, in accordance with the Elections Code. Rebuttals shall not exceed 250 words in length. The rebuttal arguments shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in California Elections Code § 9600. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

Section 10. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding county elections.

Section 11. Pursuant to the Local Agency Special Tax and Bond Accountability Act, Sections 50075.1 et. seq. and Sections 53410 et. seq. of the California Government Code, (a) the ballot measure referred to in Sections 2 and 4 above contains a statement indicating the specific purposes of the special tax, the proceeds of the special tax will be applied only to the purposes specified in the ballot measure, there shall be created by the Authority an account into which proceeds of the special tax levies will be deposited, and the Executive Director is hereby directed to provide an annual report to this Board of Directors as required by Section 50075.3 of the California Government Code; and (b) the ballot measure contains a statement indicating the specific purposes of the special tax, the proceeds of the special tax will be applied only to the purposes specified in the ballot measure, there shall be created by the Authority an account into which the proceeds of the special tax will be deposited, and the Executive Director is hereby directed to provide an annual report to this Board of Directors as required by Section 53411 of the California Government Code.

Section 12. The Registrar of Voters/County Clerk is hereby requested to print the attached full measure text of Exhibit B hereto in the voter pamphlet. The Board hereby adopts each of the findings set forth in Exhibit B hereto. In addition, the full text will be available at the following web site address: https://www.habitatauthority.org/about-us/funding-options/.

Section 13. The Executive Director is hereby directed to cause to be published in a newspaper of general circulation circulating within the CFD a copy of this Resolution as soon as practicable after the date of adoption of this Resolution.

Section 14. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED at a meeting held on the 18th day of July 2024.

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	-
Chair, Board of Directors	
Ivan Sulic	

Page 5 of 8 Resolution No. 2024-08
Resolution No. 2024-08
ATTEST:
Secretary to the Board of Directors
Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.

Marlyn Barajas Secretary of the Board of Directors Puente Hills Habitat Preservation Authority

EXHIBIT A

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon,	
Hellman Park, Arroyo Pescadero, Powder Canyon) Protection MeasureTo	YES
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; other open space purposes, shall	
Puente Hills Habitat Preservation Authority's annual levy be adopted of 1¢ per	
building square footage, annual adjustments limited to 3%, until ended by voters,	NO
annual revenue/appropriation limit of approximately \$1,150,000, requiring audits,	
citizen oversight, funds locally controlled?	
citizen oversight, funds locally controlled?	

EXHIBIT B

FULL TEXT OF BALLOT PROPOSITION PUENTE HILLS PRESERVATION HABITAT AUTHORITY SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2024-01 PUENTE HILLS PERSERVE PROTECTION MEASURE

The Puente Hills Habitat Preservation Authority ("the Habitat Authority") manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon. The Habitat Authority's mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, and to provide outdoor recreation for the community. Over the years, the Habitat Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats.

The Habitat Authority also helps prevent and respond to wildfires and other emergencies in the area in coordination with rangers and park staff they currently contract with to provide patrol services. These rangers also help to keep Habitat Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and extra patrol during high fire threat season.

The Habitat Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services. Although the Habitat Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services.

Without an additional stable funding source, the Habitat Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for individuals and families.

Therefore, in order to fund the maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Habitat Authority; reduce the risk of wildfire and improve local wildfire prevention; increase ranger safety patrols; and provide recreation program services, the Board of Directors of the Habitat Authority is proposing a local special tax within a community facilities district located in a designed portion of the Puente Hills, as shown on the map accompanying the full resolution of the measure.

The summary of this proposed ballot proposition is:

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure. 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; other open space purposes, shall Puente Hills Habitat Preservation Authority's annual levy be adopted of 1¢ per building square footage, annual adjustments limited to 3%, until ended by voters, annual revenue/appropriation limit of approximately \$1,150,000, requiring audits, citizens' oversight, funds locally controlled?

Developed parcels subject to the special tax are those parcels that appear on the annual secured Los Angeles County property tax rolls, and that have been improved for residential, commercial or other purposes. Undeveloped and tax-exempt parcels within the CFD shall be exempt from the special tax.

If approved by the voters, the special tax will be used for the purposes of the maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Habitat Authority; reduce the risk of wildfire and improve local wildfire prevention; increase ranger safety patrols; and provide recreation program services and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax.

The special tax revenues shall be deposited into a separate account for exclusive use by the Habitat Authority. The Habitat Authority shall prepare a report, for review and approval by the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded. In addition, a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.

The map and full text of the Puente Hills Preserve Protection measure, definitions and services are available at the following website address: https://www.habitatauthority.org/about-us/funding-options/

Puente Hills Habitat Preservation Authority Resolution No. 2024-09

RESOLUTION REQUESTING CONSOLIDATION OF AUTHORITY ELECTION WITH STATEWIDE GENERAL ELECTION

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

WHEREAS, on this date, the Board of Directors ("Board") of the Puente Hills Habitat Preservation Authority ("Authority") adopted Resolution No. 2024-08 entitled "Resolution Calling for a Special Tax Election and Submitting to the Qualified Electors the Question of Levying a Special Tax" (the "Resolution Calling Election") calling for a special tax election within the Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) ("CFD"), as more fully described therein; and

WHEREAS, the Resolution Calling Election specified that the election within the CFD is to occur on November 5, 2024, and is to be consolidated with the Statewide general election to occur on that date; and

WHEREAS, the Board now desires to request that the Registrar of Voters of the County of Los Angeles (the "Registrar of Voters") conduct the election to occur in the CFD and that such Authority election be so consolidated with the Statewide general election to occur on November 5, 2024.

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

- **Section 1**. Pursuant to Section 10400 of the California Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to order the consolidation of the election called pursuant to the Resolution Calling Election with the general Statewide election to occur on November 5, 2024, and to thereby submit to the qualified electors of the CFD the following ballot proposition which is attached hereto as Exhibit "A" as the abbreviated statement to appear on the ballot and be summited to the voters, and by this reference incorporated herein.
- **Section 2**. The Board of Supervisors of the County of Los Angeles is hereby authorized to canvass the returns of the election for the CFD, pursuant to Section 10411 of the California Elections Code.
- **Section 3**. Pursuant to Section 10002 of the California Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to permit the Registrar of Voters to render all services specified in Section 10418 of the California Elections Code relating to the CFD election, for which services the Authority hereby agrees to reimburse the County of Los Angeles. The Board of Supervisors of the County of Los Angeles is hereby further requested to direct the County Counsel to prepare an impartial analysis of the ballot proposition, pursuant to the California Elections Code.

Page 2 of 3 Resolution No. 2024-09

Section 4. The Executive Director shall, within three business days of the adoption of this Resolution, deliver a certified copy of this Resolution to the Board of Supervisors of the County of Los Angeles and to the Registrar of Voters/ County Clerk.

Section 5. This Resolution shall take effect immediately upon its adoption.

,	
APPROVED AND ADOPTED at a meeting held on the 18 th day of July 2024.	
AYES:	
NOES:	
ABSENT:	

Chair, Board of Directors Ivan Sulic

ATTEST:

ABSTAIN:

Secretary to the Board of Directors Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.

Marlyn Barajas
Secretary of the Board of Directors
Puente Hills Habitat Preservation Authority

EXHIBIT A

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon,	1
Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure. To prevent	
Puente Hills Preserve wildfires/emergencies; clear brush from first responder emergency Y	
access roads; protect natural wildlife habitats; prevent homeless encampments; clean up	
illegal dumping; other open space purposes, shall Puente Hills Habitat Preservation	
Authority's annual levy be adopted of 1¢ per building square footage, annual adjustments	
limited to 3%, until ended by voters, annual revenue/appropriation limit of approximately	NO
\$1,150,000, requiring audits, citizen oversight, funds locally controlled?	110

PUENTE HILLS HABITAT PRESERVATION AUTHORITY PUBLIC HEARING REPORT

COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)

JULY 2024

PREPARED FOR:

BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

PREPARED BY:

SCIConsultingGroup

4745 Mangles Boulevard Fairfield, California 94534 707.430.4300 Phone www.sci-cg.com

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

BOARD OF DIRECTORS

Ivan Sulic, Chair Robert Ferrante, Vice Chair Mary Ann Pacheco, Director Andrew Yip, Director

EXECUTIVE DIRECTOR

Andrea Gullo

CLERK OF THE BOARD OF DIRECTORS

Maryln Barajas

LEGAL COUNSEL

Anita Luck, Aleshire & Wynder, LLP Elena Gerli, Aleshire & Wynder, LLP

SPECIAL TAX CONSULTANT

Blair Aas, SCI Consulting Group Melanie Lee, SCI Consulting Group



INTRODUCTION

The Puente Hills Habitat Preservation Authority ("Authority") manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon. The Authority's mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, and to provide outdoor recreation for the community. Over the years, the Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats.

The Authority also helps prevent and respond to wildfires and other emergencies in the area in coordination with rangers and park staff they currently contract with to provide patrol services. These rangers also help to keep Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and extra patrol during high fire threat season.

The Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services. Although the Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services.

Without an additional stable funding source, the Authority will be forced to make additional cuts, which could include eliminating ranger services and limiting access for individuals and families.

Therefore, in order to fund the 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; increase ranger safety patrols; and provide recreation program services, the Board of Directors ("Board") of the Authority is proposing formation of a Community Facilities District ("CFD") and the levy of an annual special tax.



On June 12, 2024, the Authority Board adopted Resolution 2024-04 declaring its intention to establish Community Facilities District No. 2024-01 (Puente Hills Preserve Protection), authorize the levy of the special tax, and scheduled a public hearing on the matter for July 18, 2024. It is the intent of the District Board to submit to the qualified electors of the CFD the following ballot proposition on the Statewide general election on November 5, 2024.

Puente Hills Preserve (Turnbull Cany Canyon, Hellman Park, Arroyo Pescade Measure.	· ·
To prevent Puente Hills Preserve wildfires/eresponder emergency access roads; proter homeless encampments; clean up illeg purposes, shall Puente Hills Habitat Preserve adopted of 1¢ per building square footage, until ended by voters, annual revenue/ap \$1,150,000, requiring audits, citizen oversig	ct natural wildlife habitats; prevent gal dumping; other open space ervation Authority's annual levy be annual adjustments limited to 3%, opropriation limit of approximately

This CFD Public Hearing Report ("Report") was prepared pursuant to California Government Code § 53321.5. The purpose of this Report is to provide the following information at the public hearing:

- Describe the Services to be funded by the CFD; and
- Provide an estimate of the fair and reasonable cost of the services and incidental expenses for the CFD.

Three important exhibits are attached to this Report. Exhibit A describes the Services will be financed by the proposed CFD. Exhibit B details the rate and method of apportionment of the proposed special tax. Exhibit C shows the proposed boundaries of the CFD and provides a general description of areas and communities included with the boundaries of the proposed CFD.



DESCRIPTION OF SERVICES AND MAXIMUM ANNUAL COST

The CFD shall fund the 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 list of authorized Services to be funded by the CFD is further detailed in Exhibit A.

The maximum annual costs (in 2025 dollars) for FY 2025-26 for the Services is estimated to be \$1,150,000. These costs include the cost for annual CFD administration and County collection charges are estimated to be \$48,000.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

The special taxes within the CFD will be levied according to the formulas and provisions outlined in the Rate and Method of Apportionment of Special Tax (the "RMA") provided in Exhibit B. Below is an overview of the structure and administration procedures of the CFD.

Base Year Maximum Special Tax Rates

The CFD special tax may be collected annually on taxable property within the CFD commencing with FY 2025-26. The maximum special tax rate for FY 2025-06 shall be \$0.0100 per square foot of building area. There is no special tax for undeveloped property and tax-exempt property is exempt.

<u>Annual Inflationary Adjustment</u>

Beginning with fiscal year 2026-27 and each fiscal year thereafter, the maximum special tax shall be adjusted by three (3) percent for inflation.

<u>Determination of the Annual Special Tax</u>

Commencing with fiscal year 2025-26, the Board shall determine the amount required in any fiscal year for the CFD to provide the services as detailed in Exhibit A; pay for reasonable administrative expenses; pay any amounts required to establish or replenish any reserve funds; and pay for reasonably anticipated delinquent special taxes based on the delinquency rate for special taxes levied in the previous fiscal year.

Prepayment of Special Tax

Prepayment of the CFD special tax is not authorized.



Manner of Collection

The special tax will be collected in the same manner and at the same time as ad valorem property taxes. However, at the Authority's option, the special tax may be billed directly to property owners.

Duration of the Special Tax

The CFD special tax shall be levied and collected annually perpetually until ended by voters.

Accountability and Citizen's Oversight

The Executive Director, or his or her designee, will file a report with the Board no later 120 days after the last day of each fiscal year in accordance with Government Code § 53343.1. No annual report will be necessary until the special tax is first levied. In general, the annual report shall contain (a) the amount of special taxes collected for the year; (b) the amount of special tax proceeds expended for Services and with an identification of the categories of each type of service funded with amounts expended in each category; (c) the amount of special tax proceeds expended on administrative and other incidental costs; (d) and other information required by the Act.

The proceeds from the Special Tax shall be used exclusively for Services detailed in Exhibit A. These funds will be deposited into a dedicated account, separate from the Authority's other funds.

In addition, a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.

DESCRIPTION OF CFD BOUNDARIES

The boundaries of CFD No. 2024-01 are described in Exhibit C, a reduced scale map entitled "Map of Proposed Boundaries of Community Facilities District No. 2024-01."

A full-scale map of the is on file in the Office of the Authority Clerk and was recorded on June 17, 2024, as Document No. 20240393968, and filed in Book 196 of Maps of Assessment and Community Facilities District at Pages 80 in the office of the County Recorder for the County of Los Angeles, State of California, which map is the final boundary map of the CFD.

The CFD boundaries generally include the cities of Whittier and La Habra Heights as well as portions of the communities of Hacienda Heights, Rowland Heights and Workman Mill.



EXHIBIT A – DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 Puente Hills Preserve Protection)

The Services described below are proposed to be funded by Community Facilities District No. 2024-01 (the "CFD") of the Puente Hills Habitat Preservation Authority (the "Authority"):

The types of Services to be funded by the CFD ("Services") shall include the 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.

"Improvements," as used herein, means improvements such as facilities, buildings, museums, cultural facilities, housing, visitor centers, fixed equipment, fences, gates, monument signage, other signage, posts, walkways, railings, curbs, benches, kiosks, drinking fountains, drainages, trails, roads, recreational facilities, public facilities, public restrooms, parking lots and other man-made structures on or alterations to lands owned or managed by the Authority, and other real property or other tangible property as permitted by the law.

"Maintenance," as used herein, means the furnishing of services, equipment and materials or other items for the routine, recurring, and usual work or emergency work for the preservation or protection of Improvements, open space, natural or other lands for their intended purposes. Maintenance includes, but is not limited to, the upkeep, repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, open space, natural or other lands, including cultivation, seeding, planting, weeding, irrigation, trimming, spraying, fertilizing, treating for disease or injury, goat grazing, or wildlife, vegetation and habitat surveys, monitoring and mapping services; vegetation clearance, including the removal of dead, dying or hazardous trees; the removal or disposal of trimmings, rubbish, debris, illegal dumping and other waste; the cleaning and servicing of public restrooms; the cleaning, sandblasting, and painting of walls and other Improvements for sanitation or to remove graffiti; fire prevention and suppression services; safety and security services; gate opening and closing services; law enforcement services; and services to prevent homeless encampments. Maintenance includes operations and/or replacement costs, and the creation and funding of reserve funds, as permitted by law.



"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water or other utilities for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

"Services," also includes the performance by employees of functions, operations, maintenance, and repair activities, as provided by law. It is expected that the Services will be provided by the Authority, either with its own employees or by contract with third parties, or any combination thereof.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 Puente Hills Preserve Protection)

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 applicable to the land in the Community Facilities District No. 2024-01 (the "CFD") of the Puente Hills Habitat Preservation Authority (the "Authority") shall be levied and collected according to the tax liability determined by the Authority through the application of the appropriate amount or rate described herein.

A. DEFINITIONS

- "Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.
- "Administrative Expenses" means the actual or estimated costs incurred by the Authority to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of Authority employees whose duties are directly related to administration of the CFD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the Authority.
- "Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.
- "Authority" the Puente Hills Habitat Preservation Authority.
- "Base Year" means the Fiscal Year ending June 30, 2026.
- **"Board"** means the Board of Directors of the Puente Hills Habitat Preservation Authority.
- "Building Square Feet" or "BSQFT" means all the square footage within the perimeter of a residential structure or a commercial structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Building Square Feet shall be made by reference to the Assessor's Lien Roll Data. If the Assessor's Lien Roll Data does indicate Building Square Feet, building permit(s) issued for such structure, or other records shall be used, as determined by the CFD Administrator.
- "CFD" or "CFD No. 2024-01" means the Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).



"CFD Administrator" means an official of the Authority, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"County" means the County of Los Angeles, California.

"Developed Property" means real property with improvements for residential, commercial, or other purposes which is assigned improved value by the County Assessor as of July 1 of the current Fiscal Year.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Land Use Classification" means any of the classes listed in section B(1).

"Maximum Special Tax" means the greatest amount of Special Tax, determined in accordance with Sections B and C below that can be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Public Property" means any property within the boundaries of the CFD that is either (i) owned by the federal government, the State of California, the County, another public agency, or a private nonprofit organization that owns and is responsible for conservation of open space areas or (ii) encumbered by an easement owned by any such public agency or private organization which easement makes the development of such property impractical. Notwithstanding the foregoing, a leasehold or other possessory interest in any such property which is subject to taxation pursuant to Section 53340.1 of the Act shall not constitute "Public Property."

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Services" means the services authorized to be funded by the CFD as described in the Resolution of Intention for the CFD.

"Special Tax" means the Special Tax to be levied, in each Fiscal Year, on Taxable Property, pursuant to Sections B through G below.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFD to 1) provided the Services; 2) pay for reasonable Administrative Expenses; 3) pay any amounts required to establish or replenish any reserve funds; and 4) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"State" means the State of California.

"**Taxable Property**" means all Parcels within the boundaries of the CFD that are not Tax-Exempt Property.



"Tax-Exempt Property" means any Parcel within the CFD which is not Developed Property or Undeveloped Property and includes Public Property and Welfare Exempt Property.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

"Welfare Exempt Property" means, in any Fiscal Year, all Parcels within the boundaries of the CFD that (a) have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code indicated in the Assessor's Data finalized as of January 1 of the previous Fiscal Year, and (b) are exempt from the Special Tax pursuant to Section 53340(c) of the Act.

B. PROPERTY CATEGORIES AND MAXIMUM SPECIAL TAX RATES

- 1. Classification of Parcels. Each Fiscal Year, using the Definitions above and the Parcel records of the County Assessor's Secured Tax Roll of July 1, the Authority shall cause each Parcel of land in the CFD to be classified as Taxable Property and Tax-Exempt Property. Taxable Property shall be further classified as Developed Property or Undeveloped Property.
- 2. Assignment of Maximum Special Tax. Each Fiscal Year, the Base Year Maximum Tax shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax for the upcoming Fiscal Year for each Land Use Classification.

Land Use Classification	Base Year Maximum Tax
Developed Property	\$0.0100 per Building Square Foot
Undeveloped Property	\$0.0000
Tax-Exempt Property	Exempt

3. Conversion of a Tax-Exempt Property to a Taxable Property. If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning Fiscal Year 2026-27 and each Fiscal Year thereafter, the Maximum Special Tax shall be adjusted by three (3) percent for inflation.



D. DETERMINATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2025-26, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Taxable Property at one hundred percent of the applicable Maximum Special Tax to fund the Special Tax Requirement.

Subject to the preceding, the amount of Annual Special Tax levied upon any Taxable Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

The Board shall not levy a Special Tax on a Tax-Exempt Property.

E. PREPAYMENT OF THE SPECIAL TAX

Prepayment of the Special Tax is not authorized.

F. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties, interest, and lien priorities in the case of delinquency as is provided for ad valorem taxes. The Authority shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. However, the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the Authority or as otherwise determined appropriate by the CFD Administrator.

G. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax perpetually until ended by voters. If the Special Tax ceases to be levied, the Authority or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

H. CITIZEN'S OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall only be used as described in the Description of Services to be Funded by the CFD. The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the Authority. No later than October 31 of the following Fiscal Year for which the Special Tax is in effect, the Authority shall prepare a report, for review and approval of the Board, detailing the



amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.

I. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Director or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Director or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, or application of the method of apportionment, or classification of properties or any definition applicable to the CFD.



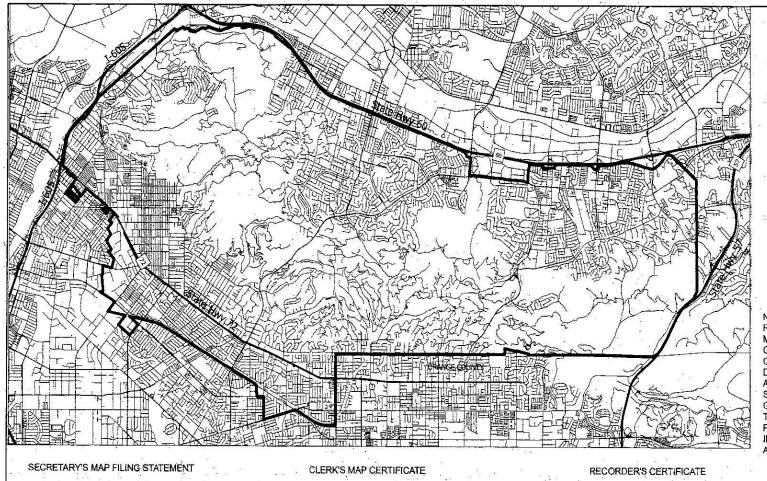
PUENTE HILLS HABITAT PRESERVATION AUTHORITY Community Facilities District No. 2024-01 Puente Hills Preserve Protection)

A full-scale map of the is on file in the Office of the Authority Clerk and was recorded on June 17, 2024, as Document No. 20240393968, and filed in Book 196 of Maps of Assessment and Community Facilities District at Pages 80 in the office of the County Recorder for the County of Los Angeles, State of California, which map is the final boundary map of the CFD.

The CFD boundaries generally include the cities of Whittier and La Habra Heights as well as portions of the communities of Hacienda Heights, Rowland Heights and Workman Mill.

A reduced-scale map showing the boundaries of CFD No. 2024-01 is provided on the following page.







AT REQUEST OF CITY CLERK

REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

FILED IN THE OFFICE OF THE BOARD SECRETARY OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS ______ DAY OF SUMME

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1, PUENTE HILLS HABITAT PRESERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY AT A MEETING THEREOF, HELD ON THE NO DAY OF THE BY ITS RESOLUTION NO. 2014-04

FILED THIS. AT THE HOUR OF O'CLOCK .M. IN BOOK OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS , IN THE OFFICE OF THE COUNTY RECORDER. IN THE COUNTY OF LOS ANGELES. STATE OF CALIFORNIA.

COUNTY RECORDER, COUNTY OF LOS ANGELES.

Legend

SCI Consulting Group 4745 Mangels Blvd Fairfield, CA 94534 (707) 430-4300

Community Facilities District 2024-1 Proposed Boundary

Roads

PROPOSED BOUNDARIES OF **COMMUNITY FACILITIES DISTRICT NO. 2024-1 OF THE** PUENTE HILLS HABITAT PRESERVATION AUTHORITY. CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA Sheet 1 of 1 (PUENTE HILLS PRESERVE PROTECTION)

(THIS PAGE INTENTIONALLY LEFT BLANK)



NOTICE OF PUBLIC HEARING REGARDING ESTABLISHMENT OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)

COMMUNITY FACILITIES DISTRICT NO. 2024-01
(PUENTE HILLS PRESERVE PROTECTION)

NOTICE IS HEREBY GIVEN that the Board of Directors ("Board") of the Puente Hills Habitat Preservation Authority ("Authority"), California will hold a Public Hearing on July 18, 2024, at 3:00 p.m., or as soon thereafter as the matter may be heard, at a meeting location of the Puente Hills Habitat Preservation Authority located at 1955 Workman Mill Road, Whittler, CA 90601, to consider the establishment of Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) ("CFD"). On June 12, 2024, the Board adopted Resolution 2024-04 entitled "Declaring the Intention to Establish A Community Facilities District", ("Resolution of Intention"), pursuant to the Melio-Roos Community Facilities Act of 1982, as amended, commencing with § 53311 of the California Government Code ("Act"). The resolution describes the extent of the District by reference to a map (which encompasses the Citles of Whittler, La Habra Heights, and portions of Haclenda Heights, Rowland Heights, and Workman Mill Rd.). The services proposed to be provided in the District are the 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 as more specifically described in the Resolution of intention (the "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 Resolution also describes the rate and method of apportionment of the special tax ("RMA") which will be put before the voters if approved by the Board. The special tax rate is 1c per square foot of developed property, as described in the RMA (the "Special Tax"). At the Public Hearing, the testimony of all Interested persons or taxpayers for or ag at or before the time fixed for the hearing at the address above. The Board may walve any Irregularities in the form or content of any written protest and at the hearing and may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing.

If a majority protest the establishment of the CFD is filed, as determined in accordance with § 53324 of the Act, no further proceedings to create the CFD or to authorize the Special Tax shall be taken for a period of one (1) year from the date of the decision of the Board. Per Section 53324, if 50 percent or more of the registered voters residing within the territory proposed to be included in the district, or the owners of one-half or more of the area of the land in the territory proposed to be included in the district and not exempt from the special tax, file written protests against the establishment of the district, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the specified community facilities district or to authorize the specified special tax shall be taken for a period of one year from the date of the decision of the legislative body. If the majority protests are only against the furnishing of a specified type or types of services within the CFD or portions of the Special Tax, those services or that portion of the Special Tax shall be eliminated. If the Board determines to establish the CFD and proposes to levy the Special Tax, the Board portion of the Special Tax shall be eliminated. If the Board determines to establish the CFD and proposes to levy the Special Tax, the Board will submit the levy of the Special Tax to the qualified electors of the CFD. The vote will be of the registered voters within the CFD in the November 5, 2024 General Election. Reference is made to the Resolution of Intention on file in the office of the Board Secretary for details about the extent of the CFD, the Services, the Special Tax, and the protest proceeding. A copy of the Resolution of Intention and the associated staff report are on file and available for public inspection in the office of the Board Secretary, Marlyn Baralas, at 7333 Greenleaf Avenue, Whittler, CA 90602, or can be obtained by calling the Board Secretary at (562) 945-9003 or emailing the Board Secretary at mbaralas@habitatauthority.org.

San Gabriel Valley Tribune Published: 7/8/24

NOTICE OF PUBLIC HEARING REGARDING ESTABLISHMENT OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2024-01 (PUENTE HILLS PRESERVE PROTECTION)

COMMUNITY FACILITIES DISTRICT NO. 2024-01
(PUENTE HILLS PRESERVE PROTECTION)

NOTICE IS HEREBY GIVEN that the Board of Directors ("Board") of the Puente Hills Habitat Preservation Authority ("Authority"), California will hold a Public Hearing on July 18, 2024, at 3:00 p.m., or as soon thereafter as the matter may be heard, at a meeting location of the Puente Hills Habitat Preservation Authority located at 1955 Workman Mill Road, Whittler, CA 90601, to consider the establishment of Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) ("CFD"). On June 12, 2024, the Board adopted Resolution 2024-04 entitled "Declaring the Intention to Establish A Community Facilities District", ("Resolution of Intention"), pursuant to the Melio-Roos Community Facilities Act of 1982, as amended, commencing with § 53311 of the California Government Code ("Act"). The resolution describes the extent of the District by reference to a map (which encompasses the Citles of Whittler, La Habra Heights, and portions of Haclenda Heights, Rowland Heights, and Workman Mill Rd.). The services proposed to be provided in the District are the 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 as more specifically described in the Resolution of intention (the "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 Resolution also describes the rate and method of apportionment of the special tax ("RMA") which will be put before the voters if approved by the Board. The special tax rate is 1c per square foot of developed property, as described in the RMA (the "Special Tax"). At the Public Hearing, the testimony of all Interested persons or taxpayers for or ag at or before the time fixed for the hearing at the address above. The Board may walve any Irregularities in the form or content of any written protest and at the hearing and may correct minor defects in the proceedings. Written protests may be withdrawn in writing at any time before the conclusion of the hearing.

If a majority protest the establishment of the CFD is filed, as determined in accordance with § 53324 of the Act, no further proceedings to create the CFD or to authorize the Special Tax shall be taken for a period of one (1) year from the date of the decision of the Board. Per Section 53324, if 50 percent or more of the registered voters residing within the territory proposed to be included in the district, or the owners of one-half or more of the area of the land in the territory proposed to be included in the district and not exempt from the special tax, file written protests against the establishment of the district, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the specified community facilities district or to authorize the specified special tax shall be taken for a period of one year from the date of the decision of the legislative body. If the majority protests are only against the furnishing of a specified type or types of services within the CFD or portions of the Special Tax, those services or that portion of the Special Tax shall be eliminated. If the Board determines to establish the CFD and proposes to levy the Special Tax, the Board portion of the Special Tax shall be eliminated. If the Board determines to establish the CFD and proposes to levy the Special Tax, the Board will submit the levy of the Special Tax to the qualified electors of the CFD. The vote will be of the registered voters within the CFD in the November 5, 2024 General Election. Reference is made to the Resolution of Intention on file in the office of the Board Secretary for details about the extent of the CFD, the Services, the Special Tax, and the protest proceeding. A copy of the Resolution of Intention and the associated staff report are on file and available for public inspection in the office of the Board Secretary, Marlyn Baralas, at 7333 Greenleaf Avenue, Whittler, CA 90602, or can be obtained by calling the Board Secretary at (562) 945-9003 or emailing the Board Secretary at mbaralas@habitatauthority.org.

Whittier Daily News
Published: 7/9/24

Additional Materials

Activists, residents worry that worsening homeless fires threaten Sepulveda Basin

Fires, explosions and encampments make the Basin dangerous for many



Pat Bates Treasurer, San Fernando Valley Audubon Society, at the Sepulveda Basin Wildlife Reserve in Van Nuys on Wednesday, July 3, 2024. (Photo by Hans Gutknecht, Los Angeles Daily News/SCNG)

By <u>OLGA GRIGORYANTS</u> | <u>ogrigoryants@scng.com</u> | **Los Angeles Daily News**

PUBLISHED: July 9, 2024 at 7:00 a.m. | UPDATED: July 9, 2024 at 8:37 a.m.

During her recent field trip in the Sepulveda Basin, Pat Bates encountered a fire consuming dry grass and sending dark plumes in the air. Bates and her friend who accompanied her on the walk successfully put out the blaze. But since the incident, Bates has been hesitant about going back to the sprawling fire-prone open space.

Bates, treasurer at the San Fernando Valley Audubon Society, a nonprofit that works to protect bird habitat, came across two-story tents, construction materials, and propane tanks popping up in an area known as a wildlife reserve.

In recent years, the Sepulveda Basin has become the site of fires and also home to homeless encampments. Last year the Audobon group estimated that about 150 people were living in the Sepulveda Basin.

She worries that the homeless encampments could potentially trigger a serious blaze in the fire-prone area.



"We are very frustrated," Bates said. "Why is anybody allowed to bring construction materials in and live there?"

File photo of a man walking his bicycle to his encampment in the Sepulveda Basin near Burbank Blvd. (Photo by Dean Musgrove, Los Angeles Daily News/SCNG)

Councilmember Imelda Padilla, who represents Council District 6, said in a statement she shared concerns with the Audubon Society about the recent fire that broke out in the Sepulveda Basin.

"Ensuring the safety of everyone, including firefighters, first responders, LAUSD students, staff, and the community is a top priority for me and I am relieved that all the injured firefighters were able to recover," according to her statement.



File photo of Los Angeles firefighters battling a brush fire in the Sepulveda Basin. (Photo by Mike Meadows, Contributing Photographer)

Padilla added: "I am exploring different solutions and actively working with different departments to address the issue of encampments and to reduce fire hazards in the area. Additionally, I am dedicated to making the Sepulveda Basin

Vision Plan a reality, transforming it into a safe, thriving ecological and recreational hub for our community and future generations."

Bates and others from the San Fernando Valley Audubon Society are urging elected officials to enforce the rules in the no-camping zone and keep people from setting up propane tanks and other materials that can set off a fire.

The area is owned by the U.S. Army Corps of Engineers which leases large portions of the basin to the city's Department of Recreation and Parks. Representatives with the department didn't immediately return requests for comment.

In late June, a fire that involved brush and manmade materials started in the Sepulveda Basin. As firefighters began putting out the blaze amid triple-digit temperatures, something exploded, sending a firefighter to the ground who suffered a head trauma, according to officials. One firefighter had his ear severed and later reattached at the hospital. Ten other firefighters were also injured and transported to a hospital for assessment.

LAFD spokesperson Lyndsey Lantz said the fire department was still investigating the cause of the explosion. She added that LAFD and LAPD investigators found suspicious devices.

"We don't have confirmation at this point on what those are," she said, adding that all 11 firefighters injured during the June 24 fire have been released from the hospital.

It's not the first time fire has erupted in Sepulveda Basin.

In 2020, a fire broke out and quickly spread to six acres, forcing the shutdown of the 405 Freeway. It took 100 firefighters to bring the blaze under control. It was not clear what caused the fire. Once firefighters extinguished the blaze, they discovered a body in the Sepulveda Basin. In 2019, a brush fire started in the Basin amid red-flag fire conditions, consuming nearly 60 acres and sending a thick plume of dark smoke into the air.

Rob Glushon, president of Encino Property Owners Association and Encino resident, said encampments that pose fire hazards should be cleared. He said he was concerned about 11 firefighters injured during the late June fire at the Basin. "The city knows that people camp out there," Glushon said. "They should know that there are propane tanks or other dangerous materials that are capable of exploding. It's important that city officials take action in places with dangerous fire hazards and risks."

Bates said she worries that hiking in the Basin has become dangerous.

"If you walk through where the encampments have been, if there's propane tanks everywhere, you don't know what's there," she said.



Pat Bates Treasurer, San Fernando Valley Audubon Society, at the Sepulveda Basin Wildlife Reserve in Van Nuys on Wednesday, July 3, 2024. (Photo by Hans Gutknecht, Los Angeles Daily News/SCNG)

She said some people bring construction materials to build two-story structures.

Audubon Society President Katheryn Barton was recently on a trip with a group of LAUSD students when they encountered a man with machetes, screaming and yelling.

"While they haven't directly threatened us, it's unnerving when you are walking around with a group of 10 to 12 third-graders," Barton said.

The society sponsors outdoor programming for students from LAUSD schools willing to learn about wildlife. But bringing the children into the area dotted with encampments becomes worrisome.

"Our main concern is public safety," Barton said, adding that the fire danger is so extreme in the Basin during hot summer months. "There's so much weedy growth and so many encampments."

DAILY BREEZE

Rancho Palos Verdes will increase the size of its Fourth of July drone show

More than 4,000 showed up for last year's 100-drone show. The City is adding another 50 drones this year, said officials, so come early.

By MICHAEL HIXON | mhixon@scng.com | The Beach Reporter PUBLISHED: June 26, 2024 at 10:29 a.m. | UPDATED: June 26, 2024 at 4:04 p.m.



The city of Rancho Palos Verdes will host its second Fourth of July drone show on Independence Day. Pictured is its first Fourth of July drone show with around 100 LED drones creating various images celebrating the holiday at the Ken Dyda Civic Center. (photo courtesy of RPVtv)

Last year, Rancho Palos Verdes celebrated its 50th birthday with numerous events including the city's first Fourth of July drone light show.

The drone show will return on Independence Day this year, bigger and better, according to city officials.

"Most cities last year weren't doing something like that," said City Manager Ara Mihranian in a recent interview. "It exceeded my expectations and everyone's expectations. We had thousands of people come to the (Ken Dyda) Civic Center in an afternoon and evening event. It was a huge success."

The 12-to 13-minute patriotic show will feature around 150 drones, up from 100 last year.

"We are working with the vendor to change and enhance the choreography to the music, so I think we're going to end up having a better production for this year," Mihranian said

The family-friendly day of activities, from 3 to 9 p.m. at the Civic Center, will feature live music, family games, rides and inflatables, beer and wine booths, craft vendors, and food trucks.

"It's free to the public, so it's the city's way of giving back to the community," Mihranian said.

Fireworks are illegal in RPV year around, including those tagged "safe and sane," and the entire Palos Verdes Peninsula as well, due to the threat of wildfires.

Fines for illegal fireworks range from \$1,000 to \$7,500 in the city.

Mihranian said, for years, the city hosted a day-long Fourth of July celebration.

"There have been times that the city has said, 'Why don't we try to bring fireworks to the city and make it part of our annual event?," Mihranian said. "However, knowing that we're a very high fire severity zone and the sensitivity with the marine ecology and so forth, it was never feasible."

But drone shows are "safe and much more sensitive to the environment."

Redondo Beach, for example, last year hosted a drone show, as they were unable to meet the Los Angeles Regional Water Quality Control Board's stricter over-the-water regulations. But this year, the city has gone back to traditional pyrotechnics.

In San Pedro, meanwhile, organizers announced earlier this month, they are switching to a drone show over Cabrillo Beach after their traditional fireworks producer backed out. The Cabrillo Beach celebration will be on Saturday, July 6.

RPV's Fourth of July Celebration is Thursday, July 4, with the drone show beginning around 8:45 p.m. at the Ken Dyda Civic Center, located at 30940 Hawthorne Blvd.

Parking is limited so Mihranian said when more than 4,000 showed up for last year's event, it was a challenge for late attendees.

"(The) Last half hour right before the show started, we just saw this influx of cars coming to the Civic Center," he said. "So if anything, my message to the community is, come early, find a comfortable spot, and just enjoy the day so that you're not rushing and scrambling to find a parking space."

For more information, email parks@rpvca.gov, call (310) 544-5260, or visit <u>rpvca.gov</u>.

Whittier Daily News

SoCal's relationship with 4th of July fireworks might be changing. Here's why

By **KRISTY HUTCHINGS** | khutchings@scng.com

PUBLISHED: June 29, 2024 at 1:40 p.m. | UPDATED: July 2, 2024 at 11:04 a.m.



Photo by Chuck Bennett, Contributing Photographer Fourth of July.

A holiday meant to be spent outside in the simmering Southern California summer sun — dining on freshly grilled hot dogs, donning your most patriotic ensemble, and communing with friends and family.

And, once the sun sets, enjoying fireworks.

But recently, in Southern California, fireworks displays — once seemingly inextricable from the Fourth of July holiday — have lost some of their sparkle because of growing concerns over the potential impact the shows have on animals, people and, particularly, the environment. Worries that multiple large fireworks shows on Fourth of July, coupled with the use of personal ones, put pets at risk of running away or being lost, negatively impact veterans and others with PTSD, and hurt the environment, have long existed — but have come to a head in recent years.

There are still plenty of traditional fireworks shows planned for Fourth of July across Southern California this year, including in Redondo Beach, Long Beach, Torrance, Hollywood, Burbank and Oxnard, among others.

And the fireworks industry, according to the American Pyrotechnic Association, is more popular across the country than ever — with community fireworks displays generating more than \$500 million in revenue nationwide last year alone.

But this year, several other Southern California cities, including Laguna Beach, Lake View Terrace and San Fernando have opted for drone shows instead. And two beloved Fourth of July fireworks shows — one in Long Beach and one in San Pedro — were canceled outright.

So, what's changing?

The California difference

A major factor in California, of course, is the law — particularly the way fireworks are regulated throughout the state.

WDN, June 29, 2024

California has long been a leader in strict environmental regulations — ranging from water quality to preserving natural resources — and that's no different when it comes to the state's relationship with fireworks.

Last year, the Los Angeles County Regional Water Quality Control Board, which is charged with protecting water quality in the LA and Ventura regions, adopted a new fireworks-related permitting process — which has thrown some event organizers for a loop.

One major fireworks producer, Pyro Spectaculars, pulled out several shows planned for Fourth of July in 2023, causing Redondo Beach's King Harbor display to be canceled and forcing Long Beach's Big Bang on the Bay to find another pyrotechnic company to put on their July 3 event. Big Bang on the Bay and organizer John Morris have been at the center of the battle between environmentalists and fireworks proponents.

The show was canceled this year after Morris and the Boys & Girls Clubs of Long Beach — which took on Big Bang on the Bay planning duties to this year — were unable to secure a California Coastal Commission permit before the deadline.

In 2021, the Coastal Environmental Rights Foundation, a nonprofit advocacy group, filed a lawsuit against Morris and his Naples Restaurant Group, arguing organizers had violated the Clean Water Act by disseminating pollutants into the water. CERF sought to ban the show.

But a federal judge ruled against the environmental group, despite finding sufficient evidence to prove fireworks discharge entered Alamitos Bay during the 2022 show, a violation of the CWA. The judge, though, also said there was not enough evidence to show a continuous problem — or that such issues were likely to occur in the future.

Still, because CERF was able to prove that at least one Clean Water Act violation occurred, the ruling set a precedent that over-the-water fireworks shows should be regulated under that law via a National Pollutant Discharge Elimination System permit, which aims to prevent water pollution by regulating the sources that cause it.

A little more than a month later, the water board adopted the new permitting process, requiring fireworks show organizers to establish and comply with a "best management practices plan," which describes the procedures they'll use to avoid polluting the water.

And eventually, permittees will also have to comply with additional water quality monitoring provisions, but a process for those has yet to be established, CERF's legal director, Livia Beaudin, said in a Friday, June 28, interview.

"That is a longer-term process that hasn't come to fruition yet," Beaudin said. "I think it'll be a while before we fully see the benefits of the permitting."

But still, some pyrotechnic companies and the American Pyrotechnics Association argue that California's stricter rules have already made it more difficult for cities to put on grandiose fireworks displays.

"We're in our own little country in California because the regulations are so different," said the APA's executive director, Julie Heckman, who also sits on CalFire's Fireworks Advisory

Committee. "The regulations for fireworks, as well as permitting and licensing fees, are being revised."

And those additional requirements, Heckman said in a Thursday, June 27, interview, can cause trouble for some fireworks shows — especially since the industry is currently experiencing a shortage of pyrotechnics who are qualified to manage the logistics of putting on a fireworks show.

San Pedro's nearly 75-year-old Fourth of July fireworks show at Cabrillo Beach was also cancelled this year, with the event's organizer saying that the pyrotechnic company they'd hired pulled out last minute — with little explanation.

"Depending on that particular company and how many shows they have contracted for the Fourth of July weekend," Heckman said, "it may be that they didn't have enough equipment, crew or trained technicians."

Some pyrotechnic companies, Heckman added, may be discouraged from doing business in places with more complicated regulatory processes.

"The permits, the type of monitoring that they're requesting, is really cost prohibitive," Heckman said. "It could be that (extra monitoring/permits) eats into their profits for the show."

But to CERF, complying with the additional regulations — which haven't all been put into practice yet — is a matter of proper planning. And willingness.

Pyro Spectaculars, which did not respond to a request for comment for this story, was staunchly against the new permitting process from the beginning — arguing that the requirements would be too much of a burden.

Beaudin, though, noted that most of the new monitoring requirements housed within the permit are fairly reasonable, and only mandate certain provisions where feasible for organizers of over-thewater fireworks shows.

"There are all kinds of caveats in the permit, like, 'as long as it's feasible, as long as it's safe," Beaudin said. "So if (a company) can show that something just cannot be done, or puts the pyrotechnics operators or technicians at risk, compromises their safety in any way — the board's not going to force them to do it."

Drones over fireworks

But far removed from the controversies surrounding the water board's rules on the coast, several other cities in Southern California have opted to go the drone show route instead of fireworks.

Laguna Beach officials, for example, decided earlier this year to switch the town's more than 30-year-old Fourth of July fireworks celebration to a drone show.

The suggestion was made by the city's Environmental and Sustainability Committee to be more conscious of the environment and the community's animals, nearby wildlife and sea creatures impacted by the blast and debris.

The City Council bumped the budget for the 15-minute show to \$75,000 for 300 drones, more than the \$42,000 the fireworks show was expected to cost this year.

"This comes down to the environment," Councilmember Alex Rounaghi said previously. "The impact on the ocean creatures is significant, the impact on the animals is significant, the impact on the veterans is significant."

Laguna Beach has since received some pushback as a result of the decision, and the City Council has agreed to wait for additional community feedback before deciding how to celebrate the Fourth in 2025.

"Hopefully, we can design a show that is a cool experience for residents and visitors alike," Rounaghi said. "The community could turn this into something great to celebrate our country and the community on the Fourth of July."

The show will take place over Heisler Park, the beachfront park from which fireworks were traditionally launched.

It's not just over-the ater fireworks shows that cause concerns, however.

Environmental concerns related to fireworks are also at the forefront in some San Fernando Valley neighborhoods.

The Slymar and Sunland-Tujunga communities, according to Sylmar Neighborhood Council President Kurt Cabrera-Miller, are in high fire hazard zones — and residents there are concerned about potential dangers posed by both organized fireworks displays and residents setting off their own fireworks.

"While we will enjoy the show, we hope that law enforcement will still wrap up and be diligent about cracking down on some of the illegal fireworks," Cabrera-Miller said, "especially in the high fire severity zone."

Other major drone shows this year will include one in Lake View Terrace on Sunday, June 30; one in Downtown Los Angeles at Gloria Molina Grand Park; and one in San Fernando Valley, to name a few.

Mixed reviews for drone shows

While both the decisions to and reasons for cities replacing fireworks with drone shows have been controversial, drones themselves have been divisive as well.

For some people, they offer an engaging, beautiful light show display — fit with charming figures prancing in the sky, music and more — while others find them, well, boring and underwhelming.

Redondo Beach Councilmember Nils Nehrenheim, for example, described that city's last-minute drone show last year underwhelming at best.

"It was extremely undramatic," Nehrenheim said of the show. "People were watching and saying, like, 'Is that it? That's all we got? Where's the finale?"

And given what it cost the city to put on the show — about \$80,000 for an eight- to nine-minute display — it was especially underwhelming.

"It was not like a fireworks show; it was completely different," he said. "(Fireworks are) cool. It's the music, it's the bang, it's the smoke — it's the surprise and the sudden immediacy of the (fireworks). It hits you and you say, 'Wow, that's cool."

And residents, Nehrenheim added, are excited for the return of the King Harbor Fireworks this July 4

For others, though, drone shows offer a new and exciting take on an American tradition — without the potential negative consequences.

"It's a new experience and gets people excited, said Kyle Pivnick, vice president of Sky Elements Drone Shows. "It's really a niche offering."

His company, which did the Redondo Beach show last year and also puts on drone shows at Dodger Stadium, said new technology allows for larger shows with more complicated, bespoke designs that include multimedia elements and curated music.

"I would say we haven't seen anyone disappointed," Pivnick said.

And, according to CERF, California isn't the only state pushing for more drone shows: There's interest nationwide, Beaudin said, even if fireworks still hold a firm grip on the way Americans celebrate the Fourth of July.

"There's been a push for drones all over the country, like people have been taking issue with fireworks for a whole host of reasons," Beaudin said. "Isn't it more patriotic to say we care so much about our health, our people, our climate — we're OK with celebrating in a different way?"

Still, fireworks remain immensely popular in both Southern California and across the country—and they likely won't fizzle out anytime soon.

But public opinion, at least in some circles, does appear to be shifting, or at least opening up to the possibility that drone shows are a feasible alternative — and, in some cases, a great addition — to fireworks spectaculars.

"I (also) love fireworks," Pivnick said.

There is, he added, a place for both fireworks and drones.

The coming years may reveal whether that's true.

Staff writers Donna Littlejohn, Olga Grigoryants, and Erika Ritchie contributed to this report.





July 10, 2024

Maria Espinoza 10318 Bogardus Ave. Whittier, CA 90603 md_espinoza@hotmail.com

Dear Ms. Espinoza,

Thank you for the generous donation of the garden gloves to the Puente Hills Habitat Preservation Authority. Your donation estimated to be over \$500 is very appreciated and will be put to good use!

This gift contributed to the Habitat Authority's mission of preserving and protecting the Puente Hills Preserve. Contributions like this help our agency to continue to preserve the hills for the benefit of wildlife, their habitat, and people. Your support means a lot to us.

Sincerely,

Andrea Gullo Executive Director

Andrea Gullo