

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Measure PH

FISCAL OVERSIGHT ADVISORY COMMITTEE

August 18, 2026, Tuesday, 4 p.m.

The 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.

Vacant	Whittier
Andrew Moraga	Whittier
Rick Gonzalez	Whittier
Vacant	Rowland Heights
Shawn Murray	Rowland Heights
Bala Venkataraman	Hacienda Heights
Christopher Luna	Hacienda Heights
Brian Bergman	La Habra Heights
Manuel Urteaga	District 4/ Workman Mill Area

Members of the public may provide electronic comments by Monday, August 17, 2026, 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 5 of the meeting.

72 hours prior to Fiscal Oversight Advisory Committee meetings, the entire Fiscal Oversight 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 Carlos Zelaya 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 Fiscal Oversight Advisory Committee (FOAC) at the above time and location for the purpose of:

Oath of Office for Committee Members.

AGENDA

- 1) Call to order.
- 2) Roll call.

- 3) Welcome by Mayor Pro Tem and Authority Vice Chair, MaryAnn Pacheco, and Authority Director Cassandra Garcia.
- 4) Discussion and possible action regarding election of Committee Chair and Vice Chair to fill vacancies.
- 5) Public comments.
- 6) Discussion and possible action approving draft Committee minutes from May 19, 2026.
- 7) Presentation, discussion, receive and file of the Authority end of the fiscal year 2025-26 Measure PH activities as well as the broader Authority workplan and activities.
- 8) Discussion and possible action approving Authority's Measure PH fourth quarter budget to actual report dated August 10, 2026 for fiscal year 2025-26.
- 9) Review, receive and file of Authority approved Measure PH budget for fiscal year 2026-27.
- 10) Closing remarks (Comments/questions from Committee Members and/or Executive Director).
- 11) 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 Fiscal Oversight Advisory Committee are scheduled quarterly for the Tuesday before the third Thursday of the month. Questions about any agenda item can be addressed to Andrea Gullo, Executive Director, 562.945.9003.

MEMORANDUM

Meeting Date: August 18, 2026

To: Fiscal Oversight Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item 4) Discussion and possible action regarding election of Committee Chair and Vice Chair to fill vacancies.

Background:

In May, the Committee elected a Chair and Vice Chair. Since that meeting, the Chair has resigned from the Committee due to a change in residency, and the elected Vice Chair is respectfully declining the position at this time.

For additional background, in June 2025 the Board of Directors approved the attached Committee election policies. The Chair and Vice Chair positions are rotational and elections to the positions occur annually. This year a Committee Member from the City of Whittier is scheduled to fill the Chair position, and a member representing Supervisorial District 4 is scheduled to fill the Vice Chair position.

Chair position: In accordance with the election policies when there is a vacancy, another member from that same community, is eligible to fill the role. In this case, a member from Whittier is eligible to fill this role.

Vice Chair position: In accordance with the election policies when there is vacancy and there is no other member from that community to fill the role, then the next community in the rotation is eligible, and so on. The next community eligible is La Habra Heights.

FOAC Chair and Vice Chair Rotation

Chair		Vice Chair	
Whittier			District 4 (Wkman Mill)
District 4 (Wkman Mill)			La Habra Heights
La Habra Heights			Hacienda Heights
Hacienda Heights			Rowland Heights
Rowland Heights			Whittier

Attachments:

Election policies

Recommendation:

- 1) That a member nominate a Chair person from the City of Whittier, and have this motion seconded by another for a vote.
- 2) That a member nominate a Vice Chair person from La Habra Heights, and have this motion seconded by another for a vote.

Ivan Sulic
Chair
County of Los Angeles

Mary Ann Pacheco
Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

Fiscal Oversight Advisory Committee (FOAC) Election of Officers Policy

1. The FOAC's chair and vice-chair positions (the positions) shall have a standard term limit of one year. Committee members may be elected to hold these positions in the future but not in consecutive calendar years, except as described in section 3 below.
2. The positions shall rotate by communities represented on the FOAC. Starting in the year 2026 a FOAC member representing Whittier shall be elected to hold the chair position, following each year afterwards by a member from District 4 (Workman Mill Rd area, etc.), La Habra Heights, Hacienda Heights, and followed by a member from Rowland Heights. Starting in 2026, the vice-chair position shall be a member from District 4 (Workman Mill Rd area, etc.), and followed each year by a member from La Habra Heights, Hacienda Heights, Rowland Heights, and Whittier. If community does not have a Committee Member that chooses to be chair or vice-chair, the opportunity shall be passed on to the next community in the que.
3. If a vacancy occurs with the positions, the FOAC shall vote at the next meeting to fill that position with a member from which community the position was held. In the event that a community member representing that of the current position is unavailable or unwilling to be elected to fill the vacancy, then the succeeding community in the rotation will be eligible for election into that vacant position, as well as be eligible for re-election at the next first meeting of the calendar year. The objective is to not have any position held by the same community for two consecutive years, but not be shorter than one year in length. Should the chair position change representative communities then the vice-chair position shall rotate community representatives as well.
4. Should no member decide to make themselves available for election, the current officer shall continue to hold that position until a replacement officer is elected even if the officer's term expires.
5. The FOAC is eligible to elect any member to the positions out of rotation order if it acts by a majority in the belief that the interests of the Authority will be best served in that

manner. The above policy is compatible with Authority Board Resolution 2025-04 that established the FOAC. It states that the chair and vice-chair will be elected annually by the committee.

The Resolution allows for a re-election of officers, which would be the case should a member be reelected to a position in a non-consecutive year of holding that position, or in the special case of a member who has filled a vacant position the previous year. For example, if Rowland Heights' representative as chair is no longer available in May to hold the position, then at the June FOAC meeting a vote shall occur to elect a different Rowland Heights representative to that position. If no other Rowland Heights member is available to fill that position, then a FOAC member from Whittier shall be elected to the position of chair. With this being the case, the vice-chair position will need to rotate to the next representative community, District 4 (Workman Mill Rd, etc.). At the next annual election (January) the next year, the Whittier FOAC chair member will be eligible for re-election to the chair position, or another member from Whittier will be eligible for election to the chair position. The same logic applies for the vice-chair position.

DRAFT
Minutes
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
FISCAL OVERSIGHT ADVISORY COMMITTEE
May 19, 2026

The first meeting of the Fiscal Oversight Advisory Committee was held on Tuesday, May 19, 2026, at the Whittier Senior Center, 13225 Walnut Ave, Whittier, CA 90602.

Authority Representatives Present:

Ivan Sulic, Authority Board of Directors, Chair
Cassandra Garcia, Authority Board of Directors Member
Andrea Gullo, Executive Director
Michelle Mariscal, Ecologist
Carlos Zelaya, Program Analyst
Kenn Hughes, Deputy Chief Ranger – Mountains Recreation and Conservation Authority
Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel
Krystal Cabrera, LSL, Authority Accountant

The Oath of Office was administered by Authority Board of Directors Chair, Ivan Sulic, for all present Committee Members.

1. CALL TO ORDER.

Board Chair Sulic called the meeting to order at 4:26 p.m.

2. ROLL CALL.

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

Members Present:

Christopher Luna	Hacienda Heights
Bala Venkataraman	Hacienda Heights
Brian Bergman	La Habra Heights
Andrew Moraga	Whittier
Alexander Merkel	Whittier

Members Absent:

Shawn Murray	Rowland Heights
Bryan Coreas	Rowland Heights
Rick Gonzalez	Whittier
Manuel Urteaga	Workman Mill Area

3. WELCOME BY IVAN SULIC, AUTHORITY CHAIR OF THE BOARD OF DIRECTORS.

The Chair previously provided a welcome after the Oath of Office was administered, as did Board Director Garcia. The FOAC Members and staff introduced themselves.

4. DISCUSSION AND POSSIBLE ACTION REGARDING ELECTION OF COMMITTEE CHAIR AND VICE CHAIR.

Member Luna nominated Member Merkel as Chair. Member Moraga seconded the motion. In a vote, the motioned passed unanimously.

Member Bergman nominated member Urteaga as Vice Chair. Member Venkataraman seconded the motion. In a vote, the motioned passed unanimously.

5. PUBLIC COMMENTS.

None.

6. DISCUSSION AND REVIEW ABOUT COMMITTEE MEETING SCHEDULE.

Overview provided by Executive Director Gullo.

Member Bergman motioned to accept the August, November, February, May quarterly meeting schedule. Member Venkataraman seconded the motion. In a vote, the motioned passed unanimously.

7. DISCUSSION AND REVIEW BROWN ACT/PARLIAMENTARY PROCEDURES.

Review was provided by Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel.

8. DISCUSSION AND REVIEW OF AUTHORITY RESOLUTION NO. 2024-07 FORMING A COMMUNITY FACILITIES DISTRICT AND TO LEVY SPECIAL TAXES THEREIN, WITH REVIEW OF EXHIBIT B REGARDING QUALIFYING COSTS.

Review was provided by Executive Director Gullo. Discussion occurred.

9. DISCUSSION AND REVIEW REGARDING COMMITTEE MEMBER ONBOARDING DOCUMENTS.

Review was provided by Executive Director Gullo. Discussion occurred.

10. OVERVIEW PRESENTATION OF AUTHORITY OPERATIONS.

Overview was provided by Executive Director Gullo and Ecologist Mariscal.

11. DISCUSSION, REVIEW, RECEIVE AND FILE OF AUTHORITY THIRD QUARTER AUTHORITY BUDGET REPORT FOR FISCAL YEAR 2025-26.

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

12. DISCUSSION, REVIEW AND POSSIBLE RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING DRAFT MEASURE PH AUTHORITY BUDGET FOR FISCAL YEAR 2026-27.

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

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

Member Luna brought up the topic of measuring success and providing a one-page impact report.

Member Venkataraman suggested account-level raw data for the next meeting.

Member Moraga provided positive feedback on the Powder Canyon restoration efforts and suggested others join the July 4th fire watch patrol.

Member Bergman provided his understanding of the Committee overall role. There was discussion.

14. ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT MEETING.

There being no further comments or business to be discussed, Chair Merkel adjourned the meeting at 7:08 p.m. The next meeting is planned for August 18, 2026.

MEMORANDUM

Meeting Date: August 18, 2026

To: Fiscal Oversight Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item 7) Presentation, discussion, receive and file of the Authority end of the fiscal year 2025-26 Measure PH activities as well as the broader Authority workplan and activities.

Background:

This is an informational item.

SUMMARY

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

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

The Authority workplan and day-to-day Authority mission-driven tasks are in accordance with the attached Authority's Strategic Planning Guidelines, which set priorities for the agency core functions. Below are year-end highlights of Measure PH and non-Measure PH funded activities.

Measure PH: The first half of Measure PH funding was received by the Authority in January 2026. The majority of the remaining Measure PH funds were received in May 2026. Scaling and aligning, while adjusting to a mid-year budget increase took longer than anticipated. This included adjusting contracts and hiring staff.

- Cleared 119 acres of urban wildland defensible space and many miles of trails in the spring/summer for wildfire preparedness

- Repaired Powder Canyon Trail
- Hired first full-time Recreation and Outreach Supervisor
- Increased Mountains Recreation and Conservation Authority (MRCA) ranger patrol and contract maintenance hours from an average of 82 hours a week to 120 hours a week for half of the year.

Additional agency accomplishments FY 25-26 (non-Measure PH funded) include but are not limited to:

- Preserved 5.5 acres of open space through acquisition
- Cleared 23 miles of trails for wildfire preparedness and recreational enjoyment, accomplished by the rangers (Measure PH-funded), Conservation Corps of Long Beach, and contractors
- Cleared 106 acres of urban wildland defensible space in the fall/winter for wildfire preparedness
- Cleared 23 acres of urban wildland defensible space in the spring/summer for wildfire preparedness
- Actively restoring 40 acres to native habitat, restoring/enhancing 282 acres overall for healthy ecosystems and wildlife preparedness
- Collected 86,155 wildlife camera images for monitoring the health of the Preserve
- Hosted 89 public hikes for community members, reached over 1,050 participants
- Community participation: 680 volunteer hours, equating to \$28,390 in value
- Created the Measure PH Fiscal Oversight Advisory Committee
- Purchased new fire-fighting vehicles and equipment which are in the process of being onboarded
- Executed and implemented grants for wildfire resiliency with the Rivers and Mountains Conservancy, and CalFire, totaling \$5.1M of which both are multi-year programs.
- Implemented home hardening of a Habitat Authority facility for wildfire preparedness

Additional Background:

Below are year-end highlights of four of the agency's core functions: outreach and involvement, resource management, preserve management and administration.

Public Outreach and Involvement:

Per the Authority's Strategic Planning Guidelines, the agency has historically been committed to providing high-quality opportunities for outdoor learning and community involvement. For

FY 25-26, as in recent years, outdoor education and interpretive programming¹ were not prioritized and outdoor school programs did not occur due to ongoing staff vacancies. The Authority's first full-time Recreation Outreach Supervisor was hired in June 2026.

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

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

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

Resource Management:

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

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

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

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

Preserve Management:

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

Administration/General Operations:

The Habitat Authority operates with minimal staffing and professional services support, employing four full-time staff members. The Recreation Outreach Supervisor position was filled in June 2026. To supplement internal staffing, the Habitat Authority contracts with the City of Whittier for personnel services and with the County of Los Angeles for financial and investment support. The Authority also contracts with an outside firm, LSL, for accounting support. Legal services and public outreach are also obtained through contractual agreements. During the past fiscal year, the Habitat Authority executed 26 new contracts and four contract amendments to support its obligations and project implementation. Additionally, staff issued 8 special use permits this past year.

Staff continues to maintain organizational capacities and equipment for operations. Operations include but are not limited to document retention, accounts payable, technology services, the website, public records requests, vehicle and housing upkeep, insurance, audits, accounting services, and personnel services. Furthermore, over 554 payment request memos (a 10% increase from the previous year) were made to Los Angeles County (the Authority's Controller) and at least an additional 12 were made to City of Whittier to facilitate payment of credit card costs. Lastly, there were 79.9K unique website active users (a 98% increase from last year's 40.3K), and of that amount 75K were new users (a 107% increase from last year's 36.2K).

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

Fiscal Impact:

None.

Attachments:

End of Year update FY 25-26 agency workplan

End of Year Summary of workplan

Authority's Strategic Planning Guidelines

Recommendation:

Receive and file.

End of Year
Workplan FY 2025-26

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

EOY 25-26 Workplan SUMMARY

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

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

1. Administration and General Operations

Goal A: Create effective financial and operational forecasts.

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

2. Acquisition

Goal A: Add acreage to strengthen existing habitat areas.

Goal B: Ensure linkage to eastern habitat area.

Priority of Acquisitions:

High Priority

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

Priority

- Additional open space to strengthen existing habitat areas

Other

- Opportunity purchases

3. Preserve Management

Goal A: Provide adequate public safety and management services.

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

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

4. Public Outreach, Education and Involvement (Interpretation)

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

Goal B: Provide opportunities for community involvement.

5. Resource Management

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

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

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

Jan 2012

Puente Hills
Habitat Preservation Authority

MEMORANDUM

Meeting Date: August 18, 2026

To: Fiscal Oversight Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item 8) Discussion and possible action approving Authority's Measure PH fourth quarter budget to actual report dated August 10, 2026 for fiscal year 2025-26.

Background:

Measure PH funds are sourced from the associated community facility district (CFD). The CFD Fiscal Oversight Advisory Committee's role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, to show that the Special Tax proceeds are spent for authorized purposes established in Exhibit B of Resolution 2024-07 (attached).

The fourth quarter reports for fiscal year 2025-26 prepared by the Authority's accounting consultant from Lance, Soll & Lunghard, LLP, Krystal Cabrera, is attached for review. Expenditures as of August 10, 2026 are reflected; all invoices have not been received. The process of scaling operations and aligning resources to accommodate a mid-year budget increase from Measure PH revenue collections required more time than anticipated.. All expenditures are in accordance with qualifying costs per the attached Exhibit B of Authority Resolution 2024-07. Revenues from Measure PH were collected on 12/19/25, 1/20/26, 2/20/26, 4/20/26 and 5/13/26. The end of the year budget report is still being processed, and is anticipated to be provided to the Committee at its following meeting.

Attachments:

Fourth quarter Budget to Actuals report dated 8.10.26
Fourth quarter Financial Position dated 8.10.26
Details of the expenditures as requested by the Committee at its previous meeting.
Exhibit B of Resolution 2024-07

Recommendation:

That the Committee approve the Measure PH fourth quarter budget to actual report dated August 10, 2026.

Puente Hills Habitat Preservation Authority
Budget vs. Actuals: Budget_FY26_P&L-Amended - FY26 P&L Measure PH
 July 2025 - June 2026

	53936 - V8B - Measure PH		
	Budget	Actual	Remaining
Revenue			
8605 Interest from Treasury Pool	23,514.00	5,177.56	18,336.44
Special Assessments*	1,175,714.00	1,177,340.10	-1,626.10
Total Revenue	\$ 1,199,228.00	\$ 1,182,517.66	\$ 16,710.34
Gross Profit	\$ 1,199,228.00	\$ 1,182,517.66	\$ 16,710.34
Expenditures**			
3548 - Auditor Controller Services		12,900.00	-12,900.00
3580 - PH - Bio Surveys	40,000.00	0.00	40,000.00
3580 - PH - Cost to Administer CFD	36,500.00	35,340.46	1,159.54
3580- Ranger Services and property management	684,000.00	452,837.66	231,162.34
3587 Personnel - General Services	142,132.00	5,559.51	136,572.49
5222-4 Utilities	0.00	242.85	-242.85
Total Expenditures	\$ 902,632.00	\$ 506,880.48	\$ 395,751.52
Net Operating Revenue	\$ 296,596.00	\$ 675,637.18	-\$ 379,041.18
Other Expenditures			
Other Miscellaneous Expenditure - Reserve funds	296,596.00	0.00	296,596.00
Total Other Expenditures	\$ 296,596.00	\$ 0.00	\$ 296,596.00
Net Other Revenue	-\$ 296,596.00	\$ 0.00	-\$ 296,596.00
Net Revenue	\$ 0.00	\$ 675,637.18	-\$ 675,637.18

* Of the total \$1,177,340 recorded as special assessments revenue, \$1,143,729 has been received. The remaining \$33,611 is presented on the balance sheet as accounts receivable.

** Reflects all invoices received through August 10, 2026. Some invoices have not yet been recieved as of the date of preparation of the report and balances do not yet include the amounts for these costs.

Puente Hills Habitat Preservation Authority
Statement of Financial Position - Measure PH
As of June 30, 2026

53936 - V8B - Measure PH

Assets	
Current Assets	
Cash	
1000 Cash - Measure PH	867,448.86
Total for Cash	867,448.86
Accounts Receivable	
Accounts Receivable (A/R)*	33,611.38
Total for Accounts Receivable	33,611.38
Other Current Assets	
Total for Current Assets	901,060.24
Fixed Assets	
Other Assets	
Total for Assets	901,060.24
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2003 Accounts Payable- Year End	225,423.06
Total for Accounts Payable	225,423.06
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	225,423.06
Long-term Liabilities	
Total for Liabilities	225,423.06
Balance	
Retained Earnings	
Net Income	675,637.18
Total for Balance	675,637.18
Total for Liabilities and Equity	901,060.24

* \$33,611 represents special assessment revenue earned related to 2025-26 that has not yet been received as of June 30, 2026

Report generated on August 10, 2026.

	Transaction date	Transaction type	Num	Name	Description	Account Name	Amount	Balance
3548 - Auditor Controller Services								
	12/19/2025	Bill		LA County, Department of Auditor-Controller	2025-26 Tax Assessment - December 2025	3548 - Auditor Controller Services	12,900.00	12,900.00
Total for 3548 - Auditor Controller Services							\$12,900.00	
3580-4 MRCA								
3580 - PH - Cost to Administer CFD								
	02/10/2026	Journal Entry	PUENTE HILLS- #2026-2	SCI Consulting Group	JE to move SCI invoice from main to measure PH	3580 Consultant Services:3580 - PH - Cost to Administer CFD	17,511.22	17,511.22
	02/13/2026	Bill	2026-305	SCI Consulting Group	Ta Levy Administration and CD Data	3580 Consultant Services:3580 - PH - Cost to Administer CFD	17,829.24	35,340.46
Total for 3580 - PH - Cost to Administer CFD							\$35,340.46	
Maintenance, Servicing and Services								
Maintenance								
3580-4 MRCA								
	02/27/2026	Bill	2026-454	MRCA - Mountains Recreation & Conservation Authority	ranger management services July, Aug, Sept 2025	3580 Consultant Services:3580-4 MRCA	60,035.28	60,035.28
	02/27/2026	Bill	2026-455	MRCA - Mountains Recreation & Conservation Authority	ranger management services(Oct, Nov, Dec 2025)	3580 Consultant Services:3580-4 MRCA	54,522.92	114,558.20
	05/06/2026	Bill	2026-456	MRCA - Mountains Recreation & Conservation Authority	ranger management services (Jan, Feb, Mar 2026)	3580 Consultant Services:3580-4 MRCA	83,457.90	198,016.10
	06/30/2026	Bill	2026-543	MRCA - Mountains Recreation & Conservation Authority	ranger management services (April and May 2026)	3580 Consultant Services:3580-4 MRCA	56,014.13	254,030.23
Total for 3580-4 MRCA							\$254,030.23	
3580-5 Property Management								
	02/28/2026	Bill	2026-390	North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580 - PH - MRCA, Fuel Clearance and Trail Maintenance	2,560.00	2,560.00
	03/17/2026	Bill	2026-350	Bellfree	Trail Maintenance - Work completed in Powder Canyon parking area	3580 Consultant Services:3580 - PH - MRCA, Fuel Clearance and Trail Maintenance	10,000.00	12,560.00
	04/30/2026	Bill	2026-418	Nakae & Associates	Landscaping and maintenance services	3580 Consultant Services:3580-5 Property Management	11,216.86	11,216.86
	05/15/2026	Bill	2026-483	North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	1,344.00	12,560.86
	05/29/2026	Bill	2026-495	California Arborists Complete Tree Care Inc.	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	82,625.00	95,185.86
	05/31/2026	Bill	2026-493	North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	9,408.00	104,593.86
	06/08/2026	Bill	2026-494	North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	4,704.00	109,297.86
	06/09/2026	Bill		North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	10,080.00	119,377.86
	06/30/2026	Bill	2026-524	North Star	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	44,520.00	163,897.86
	06/30/2026	Bill	2026-538	805 Discing and Grading Inc.	Vegetation maintenance (fuel abatement)	3580 Consultant Services:3580-5 Property Management	22,349.57	186,247.43
Total for 3580-5 Property Management							\$198,807.43	
Total for 3580-4 MRCA with sub-accounts							\$488,178.12	
3587 Personnel - General Services								
	06/30/2026	Bill	2026-539	City of Whittier	Personnel general services - Recreation outreach supervisor	3587 Personnel - General Services	5,559.51	5,559.51
Total for 3587 Personnel - General Services							\$5,559.51	
5222-4 General								
5222-4 General								
	06/30/2026	Bill	2026-553	San Gabriel Valley Water	water - seventh and orange - 6.25.26 to 7.28.26	5222 Utilities:5222-4 General	242.85	242.85
Total for 5222-4 General							\$242.85	
Total for 5222-4 General with sub-accounts							\$242.85	
TOTAL							\$506,880.48	

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 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

MEMORANDUM

Meeting Date: August 18, 2026

To: Fiscal Oversight Advisory Committee

Prepared by: Andrea Gullo, Executive Director

Agenda Item 9) Review, receive and file of Authority approved Measure PH budget for fiscal year 2026-27.

Background:

This is an informational item.

The Measure PH Fiscal Oversight Committee's role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, to show that the Special Tax proceeds are spent for their authorized purposes in accordance with Exhibit B of Authority Resolution 2024-07. For your reference, attached is the approved Measure PH budget for FY 26-27 which is page 3 of the overall agency budget.

Measure PH

In November 2024, voters passed Measure PH which enables the Authority to collect property taxes for management of the Authority's Puente Hills Preserve. The Los Angeles County fiscal tax year or tax roll year begins July 1 of one year and ends June 30 of the next year (e.g., July 1, 2025 through June 30, 2026). This is the 12-month accounting period used for the calculation and collection of property taxes. The Annual Secured Property Tax Bill has two payment stubs. The 1st installment payment is due on November 1 and the 2nd installment payment is due on February 1. The Authority expects to receive the funds in December/January and secondly in April/May.

Uses for the Measure PH funding include:

- a) 120 hours/week of ranger and park services from the Mountains Recreation and Conservation Authority (MRCA), up from 82 hours/week before Measure PH, excluding costs covered by other funding sources (mitigation, mitigation Long Term Management Program (LTMP), or Measure A M&S funding)
- b) Property management, maintenance and servicing qualifying costs including but not limited to fuel modification, trail repair, equipment, supplies, utilities, and ranger services. See the attached Exhibit B of Authority Resolution 2024-07 for qualifying costs.
- c) Biological surveys
- d) Two full-time PHHPA staff members

e) Administrative services

Attachments:

Measure PH budget (Page 3) of FY 26-27 approved annual agency budget

Recommendation:

Receive and file.

**Puente Hills Habitat Preservation Authority
Proposed FY 2026-2027 Budget**

APPROVED

Measure PH

	Fiscal Year 2025-2026 Projections						Proposed FY 2026-27 Budget		
	53936 - V8B - Measure PH								
	Amended 2025-26 Budget	Actual	Additional Projected through 06/30/2026	Forecasted 2026	YTD Actuals % of Budget	Forecasted FYE % of FY 2026 Budget Rev	Proposed FY 2026- 27 Budget	Final Amended FY 25/26 Budget	% Change compared to Final Amended FY 25/26 Budget
Revenue									
8605 Interest from Treasury Pool	23,514.00	1,028.77		1,028.77	4%	4%	20,000.00	-3,514.00	-15%
Special Assessments	1,175,714.00	1,177,340.10	0.00	1,177,340.10	100%	100%	1,210,985.00	35,271.00	3%
Total Revenue	\$ 1,199,228.00	\$ 1,178,368.87	\$ 0.00	\$ 1,178,368.87	98%	98%	\$ 1,230,985.00	\$ 31,757.00	3%
Expenditures									
3548 - Auditor Controller Services	0.00	12,900.00	0.00	12,900.00	100%	100%	12,850.00	12,850.00	100%
3580 Consultant Services									
3580 - PH - MRCA, Fuel Clearance and Trail Maintenance	684,000.00	12,560.00	671,440.00	684,000.00	2%	100%	709,502.00	25,502.00	4%
3580-5 Property Management	0.00	0.00		0.00		#DIV/0!	30,000.00	30,000.00	
3580 - PH - Bio Surveys	40,000.00	0.00	0.00	0.00		0%	60,000.00		
3580- PH - Cost to Administer CFD	36,500.00	35,340.46	1,159.54	36,500.00	97%	100%	33,500.00		
Total 3580 Consultant Services	\$ 760,500.00	\$ 47,900.46	\$ 672,599.54	\$ 720,500.00	6%	95%	\$ 833,002.00	\$ 55,502.00	7%
3587 Personnel - General Services	142,132.00		142,132.00	142,132.00	0%	100%	258,000.00	115,868.00	82%
5222 -Utilities (Servicing)	0.00	0.00	0.00	0.00	0%	0%	42,131.00	42,131.00	0%
Total Expenditures	\$ 902,632.00	\$ 60,800.46	\$ 814,731.54	\$ 875,532.00	7%	97%	\$ 1,103,852.00	\$ 201,220.00	22%
Net Income	\$ 296,596.00	\$ 1,117,568.41	-\$ 814,731.54	-\$ 875,532.00	377%	-295%	\$ 127,133.00	-\$ 169,463.00	-57%
Reserves:									
Carry Over *	296,596.00	0.00	296,596.00	296,596.00	0%	100%	0.00	-296,596.00	-100%
Reserves for Property Improvements/deferred maintenance	0.00	0.00	0.00	0.00		0%	127,133.00	127,133.00	100%
Total Reserves Savings	\$ 296,596.00	\$ 0.00	\$ 296,596.00	\$ 296,596.00	0%	100%	\$ 127,133.00	-\$ 169,463.00	-57%
Ending Net Income	\$ 0.00	\$ 1,117,568.41	-\$ 1,111,327.54	-\$ 1,172,128.00			\$ 0.00	\$ 0.00	
*Funds needed for the first half of FY 25/26 and FY 26/27 until tax revenue is collected. The Annual Secured Property Tax Bill has two payment stubs. The 1st installment payment is due on November 1 and the 2nd installment payment is due on February 1. The Authority expects to receive the funds in December/January and secondly in April/May.									

Additional Materials

Habitat Authority receives first Measure PH funds, dedicated to fire prevention, habitat protection

More than \$588, 500 will pay for a myriad projects in the Puente Hills Preserve



Hiker walk on the Arroyo San Miguel trail in the Puente Hills Preserve. The Puente Hills Habitat Preservation Authority, which manages the area, received the first of Measure PH funds on Jan. 20, the agency announced Monday, Feb. 2. The initial \$588,670 will go toward habitat protection, wildfire prevention, and rangers and trails support. (Photo courtesy of James Ellison/Habitat Authority)



By **ANISSA RIVERA** | arivera@scng.com

PUBLISHED: February 3, 2026 at 2:01 PM PST | UPDATED: February 3, 2026 at 2:03 PM PST

The [Puente Hills Habitat Preservation Authority](#) received the first half of annual funding from voter-approved [Measure PH](#) on Jan. 20, the agency announced Monday, Feb. 2.

A total of \$588,670.05 has been collected to date, with the remaining expected to be collected between April and June.

The funds will go toward efforts to prevent wildfires, support ranger patrols, protect wildlife habitat and maintain trails for the more than 3,880 acres of open space the [Habitat Authority](#) manages.

“We know visitors cherish recreational areas like Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, and Powder Canyon,” said Ivan Sulic, chair of the Habitat Authority’s board of directors. “With voters’ support, these beloved trails will continue to be responsibly cared for.”



A ranger goes over safety protocols along the Arroyo Pescadero with hikers in the Puente Hills Preserve in January 2024. (Photo courtesy of the Habitat Authority)

Sulic hailed the funds disbursement as a major step toward protecting and preserving the Puente Hills, which more than two-thirds

of voter supported in the November 2024 general election. Measure PH established a 1-cent per building square foot special tax, or about \$18 per year for the average homeowner.

The funds will pay for core safety and conservation services, including adding park ranger patrols for fire safety and emergency response, clearing hazardous brush, improving emergency access roads, reducing ignition sources related to illegal encampments and dumping, protecting sensitive habitats and restoring native species and repairing and maintain trailheads such as the Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon.

Andrea Gullo, executive director for the Habitat Authority, said the money will allow the agency to accomplish the measure’s goals.

“These dollars will let us facilitate the work voters said matters most: wildfire prevention clearance, keeping the Puente Hills a safe home for wildlife, and preserving open scenic spaces our children and grandchildren will inherit.”

Residents can further support the Habitat Authority’s work by joining a newly-established citizens’ Fiscal Oversight Advisory Committee, whose job it will be to verify funds are spent as promised. Applicants can find more information on the Habitat Authority’s website.

The new committee will review annual audits of the funds as well as public financial disclosures.

“With the collection of the Measure PH funding, resources for ranger services and our annual comprehensive wildland-urban vegetation clearance for wildfire prevention throughout the entire preserve is now secured,” Sulic said. “It will enable us to protect dozens of species that depend on the preserve, from mule deer and red-tailed hawks to salamanders, along with the native plants that define this landscape, and support the work that voters clearly said they value.”

The Puente Hills Habitat Preservation Authority was established in 1994, and manages more than 3,800 acres of natural habitats of the Puente Hills area, including Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero, and Powder Canyon. As a Joint Powers Authority, it has a board of directors made up of the city of Whittier, Los Angeles County, the sanitation districts of Los Angeles County, and a member representing Hacienda Heights who is a member of the Hacienda Heights Improvement Association.



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic
Chair
County of Los Angeles

Mary Ann Pacheco
Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

Fiscal Oversight Advisory Committee

FACT SHEET

The Puente Hills Habitat Preservation Authority (Habitat Authority) is dedicated to the acquisition, restoration, and management of open space in the Puente Hills for preservation of the land in perpetuity, with the primary purpose to protect the biological diversity. Additionally, the agency will endeavor to provide opportunities for outdoor education and low-impact recreation. The Habitat Authority came into existence in 1994 as a condition of approval for the Puente Hills Landfill.

The Board of Directors consists of four members: City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and a public member from the Hacienda Heights community.

On July 18, 2024, the Board adopted Resolution No. 2024-07 entitled “Resolution to Form a Community Facilities District and to Levy Special Taxes Within” (“Resolution of Formation”), which established the CFD and authorized the placement of Measure PH on the November 5, 2024 ballot, to levy a Special Tax within the CFD. See the attached map for reference. Exhibit C of Resolution 2024-07 is the Rate and Method of Apportionment of CFD No. 2024-01. Per the Rate and Method of Apportionment: “...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.”

Measure PH was approved by the voters on November 5, 2024. On January 16, 2025, the Board adopted Resolution No. 2025-01, declaring the results of a special tax election, determining the validity of prior proceedings, and directing the recording of the notice of special tax lien.

On February 20, 2025, the Board adopted Ordinance 2025-01, which authorizes and levies special taxes within the CFD pursuant to the Mello-Roos Community Facilities Act of 1982, Gov’t Code § 53311 et seq., at the rate of 1¢ per building square footage per parcel with annual adjustments of up to 3% on all taxable developed real property, and in accordance with formulas set forth in the Rate and Method of Apportionment of Special Tax, provided in the Resolution of Formation (2024-07).

On June 23rd, 2025, the Board of Directors adopted Resolution No. 2025-04, establishing a nine-member Fiscal Oversight Advisory Committee (FOAC) made up of representatives from the communities of Whittier, Hacienda Heights, Rowland Heights, La Habra Heights, and

unincorporated areas within Supervisorial District 4 within the CFD area. Terms are for three years.

PURPOSE

The CFD Fiscal Oversight Committee's role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, to show that the Special Tax proceeds are spent for their authorized purposes.

The Committee will review the annual budget and periodic budget reports or updates presented by Habitat Authority staff for review and feedback.

ADVISORY COMMITTEE MEMBERS

- Are approved for recommendation by their respective entities and appointed by the Habitat Authority for the purpose of advising the Board of Directors regarding fiscal oversight of Measure PH expenditures.
- Should be interested and committed to public fiscal responsibility and advisement on expenditures in accordance with the voter approved Measure PH.
- Should be interested and committed to the Habitat Authority's purpose and mission, including preserving regional habitat and open spaces.
- Should have enthusiasm and a willingness to prepare for and fully participate in each meeting.
- Any person with skills and/or talents in the areas of finances, accounting, ecology, wildfire management, outdoor recreation, planning, recreational programming (including outdoor education), or any other applicable specific skill is welcomed and encouraged to apply.

MEETINGS

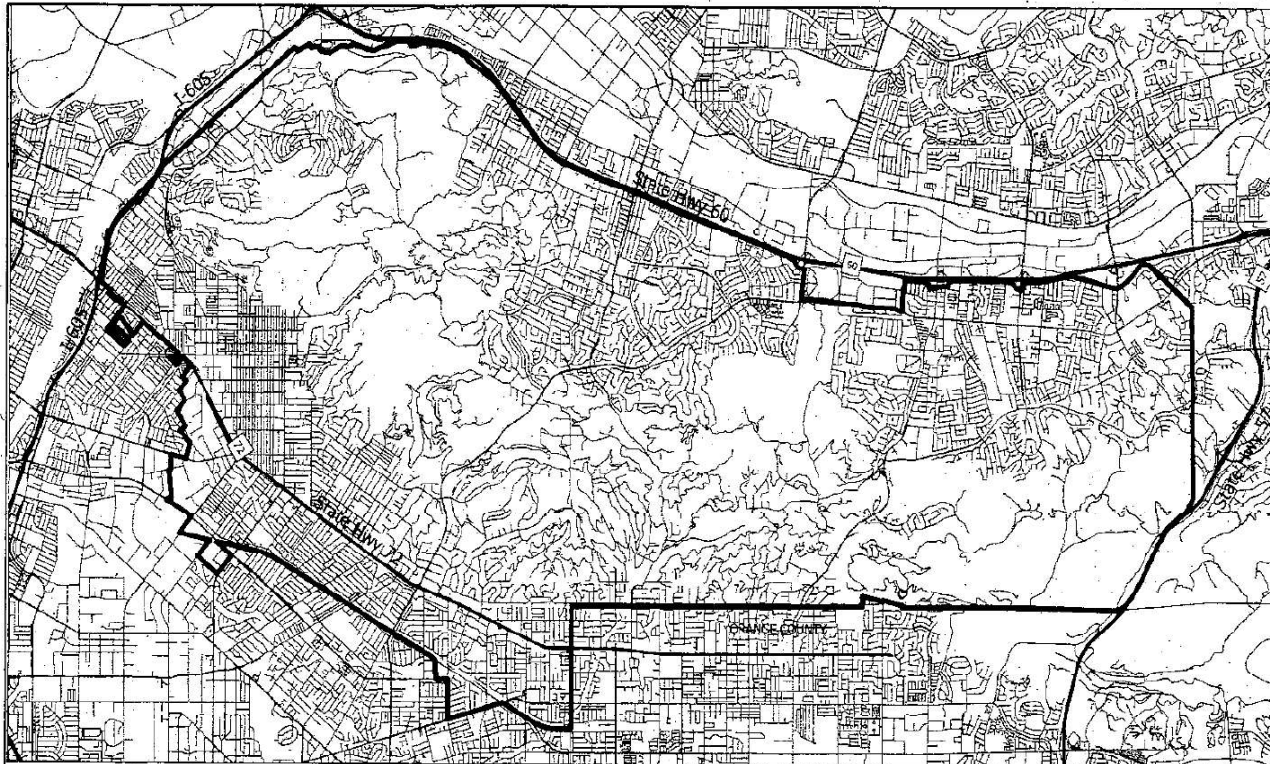
- FOAC meetings will be held quarterly at 4 p.m. on Tuesdays (same week as the Board of Directors meeting). These meetings will be held in person in accordance with state law.

VACANCIES

- Committee members shall automatically forfeit their place on the committee upon 3 unexcused absences in a 12-month period. An unexcused absence occurs when a committee member does not inform the committee chair and the Habitat Authority's Executive Director or not attend a meeting and does not provide cause for not attending the meeting in a timely fashion. The Executive Director shall notify a committee member and the Recommending Party who has been removed from the committee due to 3 unexcused absences. The committee member who has been removed may request that the decision be appealed to the Board at their next available meeting.

If you are interested in applying to be considered for the Advisory Committee please contact us at info@HabitatAuthority.org, or for Whittier residents email ccd@cityofwhittier.org, for La Habra Heights residents email info@lhcity.org, or for County (Hacienda Heights and Rowland Heights) residents contact Supervisorial District 1 at FirstDistrict@bos.lacounty.gov.

BOOK 196 PAGE 80



FILED
AT REQUEST OF
CITY CLERK
56 JUN
MET 11 AM
IN BOOK 196
AT PAGE 80
OF ASSESSMENT MAPS
LOS ANGELES COUNTY, CA
REGISTERED COUNTY CLERK
BY JS/MS
DATE 8
D.A. FEE Code 20 \$ 5

NOTE:
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.

SECRETARY'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE BOARD SECRETARY
OF THE PUENTE HILLS HABITAT PRESERVATION
AUTHORITY, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, THIS 13 DAY
OF June, 2024.

Monika Basija
BOARD SECRETARY

CLERK'S MAP CERTIFICATE

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 13 DAY OF June, 2024,
BY ITS RESOLUTION NO. 2024-04.

Monika Basija
BOARD SECRETARY

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024
AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS
AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER, COUNTY OF LOS ANGELES

Legend

- Community Facilities District 2024-1 Proposed Boundary
- Major Roads
- Roads

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

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)

**Puente Hills Habitat Preservation Authority
Resolution No. 2025-04**

**A Resolution of the Board of Directors
to Establish the Puente Hills Habitat Preservation Authority's Fiscal
Oversight Advisory Committee**

WHEREAS, the Puente Hills Habitat Preservation Authority (Habitat Authority) is a joint powers authority established pursuant to Section 6500 et. seq. of the Government Code. The Authority conducts its business in accordance with the provisions of the Joint Powers Authority Agreement dated February 15, 1994, and amended on August 17, 2011 (Agreement).

WHEREAS, Section 5.4, *Powers*, of the Agreement provides in part that the “[Habitat] Authority is hereby authorized to do all acts which are necessary or desirable to carry out the purposes of the Agreement and to exercise the common powers of the [member] agencies....” Such authority includes creating ad hoc and permanent committees and subcommittees.

WHEREAS, on July 18, 2024, the Board adopted Resolution No. 2024-08, to place a measure on the November 5, 2024 ballot to create Community Facilities District No. 2024-01 (the CFD), and to levy a Special Tax on taxable developed properties within the CFD (Puente Hills Preserve Protection, Measure PH); the Board also adopted Resolution No. 2024-09, requesting the election to occur within the CFD, and that the election be consolidated with the Statewide general election to occur on November 5, 2024.

WHEREAS, Measure PH was approved by the voters on November 5, 2024. On January 16, 2025, the Board adopted Resolution No. 2025-01, declaring the results of a special tax election, determining the validity of prior proceedings, and directing the recording of the notice of special tax lien. On February 20, 2025 the Board adopted Ordinance No. 2025-01, levying special taxes within community facilities district no. 2024-01.

WHEREAS, the CFD encompasses the Cities of Whittier and La Habra Heights, portions of the Hacienda Heights and Rowland Heights communities, a portion of Workman Mill Road, and all other unincorporated areas within Los Angeles County Supervisorial District 4 located within the CFD jurisdictional boundaries.

WHEREAS, per Section H of the Rate and Method of Apportionment of the CFD, “...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.”

WHEREAS, the Board now desires to create the CFD Fiscal Oversight Advisory Committee, for the purpose of reviewing CFD funds expenditures to ensure compliance with the parameters of the measure, and to advise the Board thereon.

NOW, THEREFORE, the Board of Directors of the Puente Hills Habitat Preservation Authority hereby resolves, finds, and orders:

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

Section 2. CFD Fiscal Oversight Advisory Committee.

The Board of Directors hereby creates the CFD Fiscal Oversight Advisory Committee. The committee shall act solely in an advisory capacity to the Board.

(a) Committee Composition.

The Board shall appoint 9 members to the committee, with each stakeholder community's representation roughly based on the number of taxable parcels in each community. As of March of 2025, the taxable parcels are located as follows:

Community	<u>Total Parcels</u>
Hacienda Heights	13,161
City of La Habra Heights	2,097
Rowland Heights	11,718
City of Whittier	22,265
Workman Mills and District 4 unincorporated areas	1,157

The Committee shall be comprised of: 3 members from the City of Whittier, 2 members from the Hacienda Heights community; 2 members from the Rowland Heights community; 1 member from the City of La Habra Heights; and 1 member from the Workman Mill and other Los Angeles County Supervisorial District 4 unincorporated communities within the CFD. The number of committee members is roughly based on the number of taxable parcels in each community.

Committee members must be residents of the communities they represent. The Board may approve additional criteria for qualification.

(b) Appointment, Vacancies, Removal.

The City of Whittier and the City of La Habra Heights committee members shall first be recommended by their respective city councils; County of Los Angeles committee members shall first be recommended by the supervisor(s) representing the supervisorial district which constitutes the unincorporated areas within the CFD. The Habitat Authority Board is the approving entity for all committee members.

Except for the reduced time periods for an initial term for new committee members, the regular term of each member shall be for a period of three years on a staggered schedule as determined by the Recommending Parties.

A vacancy shall occur upon the resignation or death of a committee member; following 3 unexcused absences from noticed Habitat Authority meetings, as determined by the Executive Director or the Board, in a 12-month period, as specified in the committee's fact sheet. In the case of a vacancy on the committee, the seat shall be promptly filled in the same manner as the initial appointment; any committee member appointed to fill a vacancy will serve for the remainder of the term of the person whose seat has been vacated. If the Recommending Party does not recommend a replacement within 60 days after written notification, the Board of Directors may appoint a replacement to serve the remainder of the term.

In the case of a committee member's absence, inability, or refusal to act or to remain within the scope of the purposes referenced below, or a committee member's failure to abide by the Habitat Authority's Rules of Procedure, including but not limited to the Code of Conduct, the Habitat Authority Board may remove the committee member and appoint a replacement member in the same manner as the initial appointment. In the event that any Recommending Party fails to submit to the Habitat Authority the names of prospective members to the Board within 60 days of written notice, the Board of Directors may then appoint members to the committee in the absence of the requisite recommendation by the relevant Recommending Party.

(c) A quorum shall consist of 5 members.

(d) The chair and vice-chair will be elected annually by the committee.

(e) Meeting date and time.

The committee shall meet at the dates and times determined by the Board of Directors.

(f) Brown Act; Public Records Act.

The CFD Fiscal Oversight Advisory Committee is a public body subject to the open government provisions of the Ralph M. Brown Act (Gov't Code § 54950 et seq.) and the Public Records Act (Gov't Code § 7921.000 et seq.).

Section 3. Purpose.

The CFD Fiscal Oversight Committee's role is to provide advice and report annually to the Board and the public regarding the expenditure of the CFD funds, to show that the Special Tax proceeds are spent for their authorized purposes. The special tax shall be levied and collected in perpetuity until repealed by voters, or until such time the Habitat Authority determines that the revenue is no longer needed. The public services that the CFD will fund include the maintenance, servicing, protection, preservation of open space, natural or other lands, and improvements owned or managed by the Habitat Authority; wildfire risk mitigation and improvement of local wildfire prevention, and increase of ranger safety patrols; and recreation program services, and as more fully described in Measure PH (see Exhibit B of Resolution 2024-07, provided in Attachment 1, and incorporated herein). Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them.

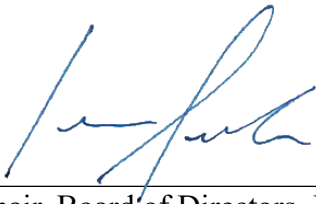
APPROVED AND ADOPTED at a meeting held the 23rd day of June 2025.

AYES: Ferrante, Pacheco, Garcia, Sulic

NOES: None

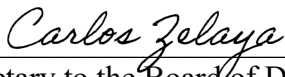
ABSENT: None

ABSTENTIONS: None

A handwritten signature in blue ink, appearing to read 'Ivan Sulic', written over a horizontal line.

Chair, Board of Directors, Ivan Sulic

ATTEST:

A handwritten signature in blue ink, appearing to read 'Carlos Zelaya', written over a horizontal line.

Secretary to the Board of Directors, Carlos Zelaya

Attachment 1:

Exhibit B of Authority Resolution 2024-07

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 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.