

**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 submitted 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 18<sup>th</sup> day of July 2024.

AYES: Ferrante, Yip, Pacheco, Sulic

NOES: None

ABSENT: None

ABSTAIN: None

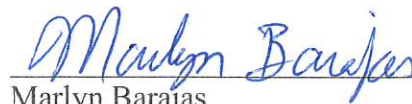
  
\_\_\_\_\_  
Chair, Board of Directors  
Ivan Sulic

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 18<sup>th</sup> 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)**

<b>Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure.</b> 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	<b>YES</b>
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, citizen oversight, funds locally controlled?	<b>NO</b>

## EXHIBIT B

### FULL TEXT OF BALLOT PROPOSITION PUENTE HILLS PRESERVATION HABITAT AUTHORITY SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2024-01 PUENTE HILLS PRESERVE 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/>