

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

To be held via video (Zoom) and telephonically by joining at this address:

<https://us02web.zoom.us/j/81772639648?pwd=cnRHZkIzbDNhSDIrZlBkUUVmNVJHUT09>

Meeting ID: 817 7263 9648, Passcode: 737757

- Or- Phone: Dial by your location +1 669 900 6833 US (San Jose), +1 253 215 8782 US (Tacoma)

Meeting ID: 817 7263 9648, Find your local number: <https://us02web.zoom.us/u/kegmqH8M4D>

This meeting is being held pursuant to Section 3 of Executive Order N-29-20 issued by California Governor Gavin Newsom on March 17, 2020. Any or all Board Members may attend and participate by teleconference meeting. Consistent with mandates of Executive Order No. N-29-20, a physical location from which members of the public may observe the meeting or offer public comment will not be made available, however viewing and public comment options are provided above.

Members of the public may provide electronic comments by 3pm on Wednesday, June 16, 2021 before the meeting to mmiller@HabitatAuthority.org. Please label the email in the subject heading as "Public Comments". Public comments may also be verbally heard during item #1 of the meeting.

Agency	Director	Alternate
County of Los Angeles	SULIC, Vice Chair	YOKOMIZO
City of Whittier	MARTINEZ	BOUCHOT
Hacienda Heights Improvement Association	HUGHES, Chair	LICARI
Sanitation Districts of Los Angeles County	FERRANTE	BOEHMKE

The Puente Hills Habitat Preservation Authority is a public entity established pursuant to the Joint Exercise of Powers Act by agreement with the City of Whittier, County of Los Angeles and Los Angeles County Sanitation Districts. Questions about any agenda items can be directed to Andrea Gullo, Executive Director, at 562.945.9003.

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

1. Receipt of Public Comments.
2. Consent Calendar:
 - a. Approval of Authority Regular Meeting Minutes of May 20, 2021.
 - b. Receive and file the Authority's Portfolio Earnings Reports and Custom by Instrument Type for May 2021 prepared by the County of Los Angeles Treasurer and Tax Collector.
3. Verbal update, discussion and possible action regarding the proposed heli-hydrant project on the Authority's former Diaz property, provide direction to staff and counsel as appropriate.
4. Verbal update regarding status of reopening Hellman Park Trailhead.

5. Discussion and possible action establishing Board subcommittee to coordinate with staff and consultant to address feasibility of a financing mechanism in part for wildfire prevention and management of agency properties.
6. Discussion and possible action regarding cessation of creating written minutes of the Authority's closed sessions.
7. Approval of Minutes for May 20, 2021, Closed Session. (This item can be heard in closed session per Government Code 54957.2.)
8. Pending litigation – Initiation of litigation by the Authority. Facts and circumstances have arisen that might lead the Authority to initiate litigation, but which the Authority believes are not yet known to a potential defendant or defendants and therefore need not be disclosed. (This item can be heard in closed session pursuant to Government Code Section 54956.9(d)(4)).
9. Pending litigation – Initiation of litigation by the Authority. Facts and circumstances have arisen that might lead the Authority to initiate litigation, but which the Authority believes are not yet known to a potential defendant or defendants and therefore need not be disclosed. (This item can be heard in closed session pursuant to Government Code Section 54956.9(d)(4)).
10. Instruction to negotiators on property negotiations for Assessor Parcel Number 8267-017-904. Negotiating parties include Board Chairman, Executive Director and possible purchasing party. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
11. Instruction to negotiators on property negotiations for Assessor Parcel Number 8240-036-021. Negotiations for an access easement over the property. Negotiating parties include Board Chairman, Executive Director, and International Buddhist Progress Society, (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
12. Pending litigation – Initiation of litigation by the Authority. Facts and circumstances have arisen that might lead the Authority to initiate litigation, but which the Authority believes are not yet known to a potential defendant or defendants and therefore need not be disclosed. (This item can be heard in closed session pursuant to Government Code Section 54956.9(d)(4)).
13. Pending litigation – Exposure to litigation. A point has been reached where, in the opinion of the Board of Directors on the advice of its legal counsel, based on existing facts and circumstances, but which the local agency believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed, there is significant exposure to litigation against the Habitat Authority. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(2), (e)(1)).
14. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
15. Adjournment and announcement of next meeting.

NOTE: Members of the public may address the Board of Directors on any item shown on the agenda.

NOTE: 72 hours prior to Board of Directors meetings, the entire Board of Directors agenda package is available for review, along with any meeting-related writings or documents provided to a majority of the Board members after distribution of the agenda package, at www.HabitatAuthority.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, including auxiliary aids or services, please call Melissa Miller at 562.945.9003 at least 48 hours prior to meeting.

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Held via video conference and teleconference

The Chair, Mike Hughes, called the regular meeting to order and a roll call was taken at approximately 3:02 p.m.

From Hacienda Heights Improvement Association:

Present: Mike Hughes, Chair

From Sanitation Districts of Los Angeles County:

Present: Robert Ferrante, Director

From City of Whittier:

Present: Jessica Martinez, Alternate Director

From County of Los Angeles

Present: Ivan Sulic, Vice Chair

Authority representatives present:

Andrea Gullo, Authority Executive Director
Michelle Mariscal, Authority Ecologist
Melissa Miller, Authority Board Secretary
Kenn Hughes, Deputy Chief Ranger, Mountains Recreation and Conservation Authority (MRCA)
Elena Gerli, Esq., Aleshire & Wynder LLP, Authority Counsel
Anne Lanphar, Esq., Aleshire & Wynder LLP
Lauren Yokomizo, Alternate Board Director
Cathy Houwen, Citizens Technical Advisory Committee (CTAC) Board Liaison

Others present:

Bob Henderson, former Board Director, Puente Hills Habitat Preservation Authority
Henry Bouchot, Council Member, City of Whittier
Brian Saeki, Whittier City Manager
Dennis Laherty, Mayor of La Habra Heights
Brian Bergman, Mayor Pro Tempore of La Habra Heights
Fabiola Huerta, La Habra Heights City Manager
Doug Graft, La Habra Heights Fire Chief
Tim Peel, La Habra Heights Assistant Fire Chief
Rafferty Wooldridge, La Habra Heights Assistant City Manager
John Pespisa, Chair of La Habra Heights Public Safety and Emergency Preparedness Committee

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Pam McVicar, Vice President, La Habra Heights County Water District Board of Directors

Scott Martin, President of Hacienda Heights Improvement Association

Claire Schlotterbeck, Executive Director, Hills For Everyone (HFE) and Secretary of Chino Hills State Park Interpretive Association

Stephen Blagden, resident of La Habra Heights

Margee Hills, Sierra Club member, resident of Brea, and Authority volunteer

Michele Montano, Los Angeles County Parks and Recreation

Mike Sprague, Whittier Daily News

One unidentified public member

1. RECEIPT OF PUBLIC COMMENTS.

La Habra Heights resident Stephen Blagden's comments addressed several of the items on this agenda: regarding item 6, he stated that there are other possible locations for the proposed heli-hydrant in La Habra Heights that will not impair the environment as much as the location sought by the City of La Habra Heights; regarding item 12, he stated that Rowland Water District should be using its own property to access areas it needs to maintain; regarding item 16, that the Authority should guard against the loss of that property; and lastly he thanked Bob Henderson for his extensive service on the Board and to the preservation of the Puente Hills, and asked that future Authority Board agendas include discussion of possible legal protections to prevent future decisions from undoing the environmental benefits that have been won.

Henry Bouchot, Council Member for the City of Whittier, thanked Bob Henderson for his work in protecting an environment that will outlast us, in addition to all of his civic efforts for the community in general.

La Habra Heights Assistant Fire Chief Peel spoke regarding item 6, emphasizing that firefighting personnel from several agencies have stated that possible heli-hydrant locations other than the one proposed are all either too close to power lines, too low in elevation, or subject to too-powerful winds.

La Habra Heights Assistant City Manager Rafferty Wooldridge spoke regarding item 6, describing how the presence of a heli-hydrant in the proposed location would have helped in fighting earlier fires.

Claire Schlotterbeck, Executive Director of HFE and Secretary of Chino Hills State Park Interpretive Association, also spoke regarding item 6, asking that the planners of this proposed heli-hydrant take the time to coordinate with the similar projects in nearby areas, noting that several heli-hydrants are already in Yorba Linda and planned for Brea, and one in Brea would be only 1.6 miles away from the site that La Habra Heights proposes. She reminded that the site proposed by La Habra Heights is narrow, much closer to homes and roads, and has been protected as open space so far through the expenditure of hundreds of thousands of dollars. She also heartily thanked Bob Henderson for all of his considerable work so far.

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La Habra Heights Fire Chief Doug Graft spoke regarding item 6, noting that the heli-hydrant proposed by La Habra Heights would be bigger than the ones in Yorba Linda, and mentioning accommodations that could be made with the proposed heli-hydrant such as paint color and removal of fencing. He stated that two different helicopter crews with Los Angeles County fire department identified the proposed site as desirable.

Margee Hills, resident of Brea and docent for the Puente Hills Habitat Preservation Authority, spoke regarding the heli-hydrant item and stated there are environmental issues to consider, questioned the proposed location, and suggested mitigation to be considered.

Scott Martin, President of the Hacienda Heights Improvement Association, thanked Bob Henderson for his work and stated that that Association and the Hillside Open Space Education Coalition in Brea both support a proposed heli-hydrant.

Pam McVicar, Vice President of the La Habra Heights County Water District Board of Directors, stated that she is speaking as an individual, not as a representative of that District, in expressing her support of this proposed heli-hydrant location, and is speaking as a resident of La Habra Heights in saying that she believes the wildlife in the area would also be harmed by fires and the animals are not deterred by humans' structures.

Fabiola Huerta, City Manager for La Habra Heights, stated that fire in the immediate area of any heli-hydrant renders that unusable so it is desirable to have multiple such structures in any given area. She expressed the critical need for the heli-hydrant and urged support for the proposed heli-hydrant.

John Pespisa, Chair of La Habra Heights Public Safety and Emergency Preparedness Committee, stated that habitat and wildlife will also be impacted with wildfire, and noted that much wildlife perished in the recent extensive wildfires in Australia. He expressed his support for the heli-hydrant and asked the Authority to embrace its values of collaboration, integrity and innovation in allowing this proposed location for a heli-hydrant.. He thanked Bob Henderson for his service.

Dennis Laherty, Mayor of La Habra Heights, stated that the proposed location for this heli-hydrant is not political but only for safety reasons, saying that La Habra Heights would be borrowing 400 square feet out of the Preserve's total approximately 3,870 acres to protect against fires on the steep hillsides.

Brian Bergman, Mayor Pro Tempore of La Habra Heights, stated that the proposed heli-hydrant must be placed at the proposed location for safety reasons and it should be installed in this season.

Lastly, Chair Hughes stated that the comment letter submitted electronically by the Sierra Club's Puente Chino Hills Task Force expresses their opposition to only the location of this proposed heli-hydrant, emphasizing that the existing wildlife corridor must be kept whole.

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2. ACKNOWLEDGMENT OF BOB HENDERSON’S CONTRIBUTIONS TO THE AUTHORITY AND COMMENTS FROM MR. HENDERSON.

Chair Hughes reminded everyone that Bob Henderson’s accomplishments extend across the Puente Hills Habitat Preservation Authority and the City of Whittier and the Wildlife Corridor Conservation Authority and the Hillside Open Space Education Coalition.

Mr. Henderson remarked on his luck in having been able to work with area conservationists of the great caliber of Claire Schlotterbeck of HFE and Joe Edmiston of the MRCA, and expressed his thanks to everyone who’s served on the Authority’s Board over the past 24 years. He added that he will continue to work on behalf of this major wildlife corridor as recognized both federally and by the State of California, and that the City of Whittier will soon be appointing a new director to represent them on the Authority’s Board. Lastly, he thanked Los Angeles County Supervisor Hahn for her continuing her father former Supervisor Kenneth Hahn’s support of environmental goals.

Vice Chair Sulic thanked Mr. Henderson for his mentorship, and Director Ferrante asked that Mr. Henderson not slacken his efforts.

Director Ferrante motioned to hear agenda item 6 next, and Vice Chair Sulic seconded this motion. In a roll call vote the motion passed unanimously.
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Item 6 was heard next.

3. REPORT BY CITIZENS TECHNICAL ADVISORY COMMITTEE, AND DISCUSSION AND POSSIBLE ACTION REGARDING ADVISORY COMMITTEE’S RECOMMENDATIONS REGARDING MATTERS SUCH AS LOBBYING AND JOINT MEETINGS.

CTAC Member and Board Liaison Houwen reviewed the main matters covered during CTAC’s May 18, 2021, meeting, including the following:

- CTAC received and filed an update regarding the one-acre fire in the Worsham area along the Schabarum Trail;
- CTAC recommended that the Board authorize the Executive Director to execute a new lease with the City of Whittier;
- CTAC recommended that the Board not proceed with establishing a heli-hydrant on the Preserve property formerly owned by Diaz because that would impact critical habitat and the regional wildlife corridor, and instead CTAC offers its assistance in finding other possible locations that will meet the requirements of the appropriate fire department authority;
- CTAC recommended that the Board increase and improve the Authority’s lobbying of its local and state and federal representatives;
- CTAC recommended that the Board hold meetings jointly with CTAC in whatever frequency they determine is beneficial, at least once or twice each year;

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- CTAC recommended that the Board discuss further with the City of Whittier regarding how to improve the safety for pedestrians and others who are crossing Colima to enter the Arroyo Pescadero Trailhead;
- CTAC recommend that the Board approve the draft comment letter on the Notice of Preparation for the City of Whittier's General Plan with Member Natoli's change of requesting the disallowance of resource production/extraction in open space areas;
- CTAC recommended that the Board begin the process of entering into the right of entry agreement with the Rowland Water District for fence improvements and long-term maintenance; and
- CTAC recommended that the Board approve the grant-required Resolution 2021-02 authorizing the Executive Director to submit it and execute associated grant documents as needed to the Rivers and Mountains Conservancy.

4. CONSENT CALENDAR:

- a) Approval of Authority Special Meeting Minutes of April 15, 2021.
- b) Receive and file the Authority's Portfolio Earnings Reports and Custom by Instrument Type for April 2021 prepared by the County of Los Angeles Treasurer and Tax Collector.
- c) Receive and file Receipts and Disbursements for the Authority for the quarter ending March 31, 2021, as submitted by the Los Angeles County Department of Auditor-Controller.
- d) Receive and file update on April 18, 2021 one-acre fire in the Worsham area along the Schabarum Trail, on the Authority's Preserve in unincorporated Los Angeles County.
- e) Approval allowing all written resolutions attached to staff reports to be read by title only and waiving further reading.

Vice Chair Sulic motioned to approve and receive and file these items.
Director Ferrante seconded this motion, and in a roll call vote the motion passed unanimously.

Vice Chair Sulic motioned to hear agenda item 7 next and to hear agenda item 5 after item 13. Director Ferrante seconded this motion, and in a roll call vote the motion passed unanimously.

Item 7 was heard next.

5. PENDING LITIGATION – INITIATION OF LITIGATION BY THE AUTHORITY. FACTS AND CIRCUMSTANCES HAVE ARISEN THAT MIGHT LEAD THE AUTHORITY TO INITIATE LITIGATION, BUT WHICH THE AUTHORITY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL DEFENDANT OR DEFENDANTS AND

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THEREFORE NEED NOT BE DISCLOSED. (This item can be heard in closed session pursuant to Government Code Section 54956.9(D)(4)).

At 5:34 p.m. Chair Hughes moved to continue discussion of items 5, 14, 15, 16, 17, 18 and 19 in Closed Session.

In the closed session, item 5 was discussed by the Board and no reportable action was taken.

Item 14 was heard next.

6. DISCUSSION AND POSSIBLE ACTION ABOUT ENVIRONMENTAL CONSIDERATIONS AND ENTERING INTO APPROPRIATE AGREEMENTS WITH THE CITY OF LA HABRA HEIGHTS' REGARDING THE PROPOSED HELI-HYDRANT PROJECT.

Executive Director Gullo introduced this item as detailed in the staff report and Counsel Gerli stated that there is no serious impediment to continuing the discussion with the City of La Habra Heights regarding this proposal. Executive Director Gullo noted that the staff report does not include any information about the impacts of the work needed to access the site, such as the installation of a water line. She added that the City of Brea has reportedly been working on the planning for their heli-hydrant(s) for three years and that city stated that installation of one in La Habra Heights would be duplicative of theirs. Ecologist Mariscal noted that human presence in the area is a form of harassment of species protected by the federal Migratory Bird Treaty Act. She also noted that the season in which mammals disperse runs from September through January, right after the nesting season of February through August (December through August for raptors). She added that if this proposed location is found to be occupied by coastal California Gnatcatcher then the estimated mitigation ratio suggested would be substantially higher. Counsel Gerli stated that the Board will be asked for its approval once more information is known about this project and its impacts. Chair Hughes stated that consideration of this important topic should not be rushed, since the Authority's mandates must be balanced against the possibility of this project's size increasing during implementation, so written engineering documentation is essential.

Director Ferrante motioned to direct that staff continue discussing this project with the City of La Habra Heights for the heli-hydrant at the former Diaz property, include the mitigation considerations in its staff report, and also ask the City of Brea about their coordination of their heli-hydrant work with that of La Habra Heights. Vice Chair Sulic seconded this motion. In a roll call vote the motion passed unanimously.

Item 3 was heard next.

7. RECEIVE AND FILE FEBRUARY AND MARCH 2021 AND THIRD QUARTERLY 2020-2021 MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA) RANGER REPORTS.

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Deputy Chief Ranger Hughes briefly reviewed these reports, adding that Whittier Police have recently identified three theft suspects from the pictures taken at the Arroyo Pescadero Trailhead's parking lot by the rangers' security cameras. He also noted that the numbers on the rangers contacts reports are again at the levels they were at before the start of the pandemic. There was little discussion, and the Board received and filed these reports.

8. VERBAL UPDATE, DISCUSSION AND POSSIBLE ACTION ABOUT TRAIL, TRAILHEAD AND PARKING LOT OPENINGS AND CLOSURES, AND SOCIAL DISTANCING REQUIREMENTS IN RESPONSE TO THE PANDEMIC, INCLUDING RESPONSE TO YELLOW TIER RISK REDUCTION MEASURES.

Executive Director Gullo reported that only one discussion has been held so far with the City of Whittier regarding the status of Hellman Park Trailhead. Whittier City Manager Brian Saeki asked if that parking lot should remain closed to cars in order to avoid the problems created by drivers lining up to try to find a space in that lot. The Board asked that staff continue to work with the City of Whittier regarding the options for actions at this trailhead, keeping attention on the incremental costs of reopening and the possibility of reopening without the parking lot for a couple of months as a test, before determining how much extra patrol time or traffic work would be required from the rangers.

9. DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE NEW LEASE WITH THE CITY OF WHITTIER FOR THE HABITAT AUTHORITY OFFICE.

Chair Hughes briefly introduced this item, and there was little discussion.

Director Ferrante motioned to authorize the Executive Director to execute a new lease with the City of Whittier, and Alternate Director Martinez seconded this motion. In a roll call vote the motion passed unanimously.

10. DISCUSSION REGARDING SAFETY ISSUES AT COLIMA ROAD AND ACCESS AT THE ARROYO PESCADERO TRAILHEAD.

Executive Director Gullo briefly introduced this item as presented in the staff report, and Deputy Chief Ranger Hughes reported that automobiles parked blocking the bicycle lane on Colima are receiving citation tickets accordingly. Executive Director Gullo reported that earlier this week Ecologist Mariscal found a coastal California Gnatcatcher on the social trail leading up to the Arroyo San Miguel Trail. She clarified that the Arroyo San Miguel parking lot, south of Colima, was previously used only by the Murphy Little League before the parking lot by the church was built next to the ballfield. Director Ferrante asked that staff consult with the City of Whittier about further red-striping of the curbing in that location, coordinate with the Whittier Area Community Church regarding closing the parking lot completely when not in use, and study further the Arroyo San Miguel parking lot's proximity to the habitat.

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11. DISCUSSION AND POSSIBLE ACTION REGARDING COMMENT LETTER ON THE NOTICE OF PREPARATION FOR THE CITY OF WHITTIER’S GENERAL PLAN.

Executive Director Gullo introduced this item, and there was little discussion.

Director Ferrante motioned to approve the submission of this comment letter as drafted, and Alternate Director Martinez seconded this motion. In a roll call vote the motion passed unanimously.

12. DISCUSSION AND POSSIBLE ACTION REGARDING ENTERING INTO A RIGHT OF ENTRY AGREEMENT WITH THE ROWLAND WATER DISTRICT FOR ACCESS TO MAKE FENCE IMPROVEMENTS AND LONG-TERM MAINTENANCE.

Executive Director Gullo briefly introduced this item, saying that Authority staff still needs to consult with the Rowland Water District about their requirements for this work, visit the location to fully evaluate the potential impacts, understand the CEQA requirements of this work, and ask them about their biological survey to ascertain the work’s impacts. The Board directed staff to proceed with these steps.

13. DISCUSSION AND POSSIBLE ACTION APPROVING AUTHORITY RESOLUTION NO. 2021-02 APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE SAN GABRIEL AND LOWER LOS ANGELES RIVERS AND MOUNTAINS CONSERVANCY WILDFIRE PREVENTION PROGRAM FOR THE PUENTE HILLS FUELS REDUCTION AND WILDFIRE PREVENTION PROJECT.

Director Ferrante motioned to approve this Resolution No. 2021-02 (full title read into the record), and Vice Chair Sulic seconded this motion. In a roll call vote the motion passed unanimously.

Item 5 was heard next.

14. APPROVAL OF MINUTES FOR APRIL 15, 2021, CLOSED SESSION. (This item can be heard in closed session per Government Code 54957.2.)

In the closed session, item 14 was discussed by the Board and no reportable action was taken.

15. PENDING LITIGATION – INITIATION OF LITIGATION BY THE AUTHORITY. FACTS AND CIRCUMSTANCES HAVE ARISEN THAT MIGHT LEAD THE AUTHORITY TO INITIATE LITIGATION, BUT WHICH THE AUTHORITY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL DEFENDANT OR DEFENDANTS AND THEREFORE NEED NOT BE DISCLOSED. (This item can be heard in closed session pursuant to Government Code Section 54956.9(d)(4)).

In the closed session, item 15 was discussed by the Board and no reportable action was taken.

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- 16. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBER 8267-017-904. NEGOTIATING PARTIES INCLUDE BOARD CHAIRMAN, EXECUTIVE DIRECTOR AND POSSIBLE PURCHASING PARTY. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)**

In the closed session, item 16 was not discussed.

- 17. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBER 8240-036-021. NEGOTIATIONS FOR AN ACCESS EASEMENT OVER THE PROPERTY. NEGOTIATING PARTIES INCLUDE BOARD CHAIRMAN, EXECUTIVE DIRECTOR, AND INTERNATIONAL BUDDHIST PROGRESS SOCIETY. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)**

In the closed session, item 17 was discussed by the Board and no reportable action was taken.

- 18. PENDING LITIGATION – INITIATION OF LITIGATION BY THE AUTHORITY. FACTS AND CIRCUMSTANCES HAVE ARISEN THAT MIGHT LEAD THE AUTHORITY TO INITIATE LITIGATION, BUT WHICH THE AUTHORITY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL DEFENDANT OR DEFENDANTS AND THEREFORE NEED NOT BE DISCLOSED. (This item can be heard in closed session pursuant to Government Code Section 54956.9(d)(4)).**

In the closed session, item 18 was discussed by the Board and no reportable action was taken.

- 19. PENDING LITIGATION – EXPOSURE TO LITIGATION. A POINT HAS BEEN REACHED WHERE, IN THE OPINION OF THE BOARD OF DIRECTORS ON THE ADVICE OF ITS LEGAL COUNSEL, BASED ON EXISTING FACTS AND CIRCUMSTANCES, BUT WHICH THE LOCAL AGENCY BELIEVES ARE NOT YET KNOWN TO A POTENTIAL PLAINTIFF OR PLAINTIFFS, WHICH FACTS AND CIRCUMSTANCES NEED NOT BE DISCLOSED, THERE IS SIGNIFICANT EXPOSURE TO LITIGATION AGAINST THE HABITAT AUTHORITY. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(2), (e)(1)).**

In the closed session, item 19 was discussed by the Board and no reportable action was taken.

At 5:56 p.m. Chair Hughes moved to end the Closed Session and the Open Session recommenced.

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

There were no statements, responses, questions, directions, or comments expressed.

- 21. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.**

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There being no further comments, or business to be discussed, Chair Hughes adjourned the meeting at 5:58 p.m.

Approved:

Mike Hughes, Board Chair

Melissa Miller, Board Secretary



KEITH KNOX
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 462, Los Angeles, California 90012
Telephone: (213) 974-2139 Fax: (213) 626-1701
ttc.lacounty.gov and propertytax.lacounty.gov

Board of Supervisors
HILDA L. SOLIS
First District
HOLLY J. MITCHELL
Second District
SHEILA KUEHL
Third District
JANICE HAHN
Fourth District
KATHRYN BARGER
Fifth District

June 3, 2021

Ms. Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7702 Washington Avenue, Suite C
Whittier, California 90602

Email: agullo@habitatauthority.org

Dear Ms. Gullo:

We have enclosed the Puente Hills Habitat Preservation Authority Portfolio Income Reconciliation Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Detail Report for the month ended May 31, 2021, for your review and reference.

Should you have questions, you may contact Ms. Jennifer Koai, Assistant Operations Chief, of my staff at (213) 974-7371, or jkoai@ttc.lacounty.gov.

Very truly yours,

KEITH KNOX
Treasurer and Tax Collector

Damia J. Johnson
Operations Chief

DJJ:JK:az

Enclosures

INCOME RECONCILIATION REPORT



Run Date: 6/1/2021 8:34:18 AM

From Date: 5/1/2021 To Date: 5/31/2021

Inv No.	Security Description	CUSIP	Effect Rate	Stored Yield	Durat	Cur Par Value	Posted Int/Div	Beginning Prem/ (Disc)	Accretion Income	(Amortization) Expense	Scheduled Accruals	Gain (Loss)	Total Income
Fund: 4350 PHHPA-PH HABITAT PRESERVATION AU													
113193	FFCB 2.50 (C	3133ELUC6	2.5000	2.5000	11.7090	22,500,000.00	0.00	0.00	0.00	0.00	46,875.00	0.00	46,875.00
Inv Type: 1040 FFCB Fxd-			2.5000	2.5000	11.7090	22,500,000.00	0.00	0.00	0.00	0.00	46,875.00	0.00	46,875.00
114424	FHLMC 2.00 (3134GWSD9	2.0000	2.0000	17.9670	9,500,000.00	0.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
Inv Type: 1500 FHLMC Fxd			2.0000	2.0000	17.9670	9,500,000.00	0.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
Subtotal			2.3516	2.3516	13.5668	32,000,000.00	0.00	0.00	0.00	0.00	62,708.33	0.00	62,708.33
Grand Total		Count 2				32,000,000.00	0.00	0.00	0.00	0.00	62,708.33	0.00	62,708.33

TRIAL MODE - a valid license will remove this message. See the keywords property of this PDF for more information.



Custom Position Report

As Of Date: 05/31/2021

Run: 06/01/2021 08:37:48 AM

Reporting Currency: Local

LA County

Inv. No.	Description	CUSIP	Interest Rate	Maturity Date	Yield at Purchase	Par Value	Amortized Cost	Historical Cost	Accumulated Amort/Accr
Fund Grp: 4000 SPI-SPECIFIC PURPOSE INVSTMNT									
113193	FFCB 2.50 (CALLABLE)	3133ELUC6	2.500000	03/23/2035	2.500000	22,500,000.00	22,500,000.00	22,500,000.00	0.00
Inv Type: 1040 FFCB Fxd-(S) 30/360						22,500,000.00	22,500,000.00	22,500,000.00	0.00
114424	FHLMC 2.00 (CALLABLE)	3134GWSD9	2.000000	08/27/2043	2.000000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
Inv Type: 1500 FHLMC Fxd-(S) 30/360						9,500,000.00	9,500,000.00	9,500,000.00	0.00
Fund: 4350 PHHPA-PH HABITAT PRESERVATION AU						32,000,000.00	32,000,000.00	32,000,000.00	0.00
Subtotal						32,000,000.00	32,000,000.00	32,000,000.00	0.00
Grand Total	Count 2					32,000,000.00	32,000,000.00	32,000,000.00	0.00



Purchase Detail Report

From Date: 5/1/2021 To Date: 5/31/2021
Date Basis: Settlement

Run: 06/01/2021 08:31:53 AM
Reporting Currency: Local

LA County

Inv.	Description	Fund	Group	TXN	Bank	Broker	Settle	Maturity	Rate	Par	Principal	Purchase Interest
Grand Total		Count 0							.000			



Purchase Detail Report

From Date: 5/1/2021 To Date: 5/31/2021
Date Basis: Settlement

Run: 06/01/2021 08:31:53 AM
Reporting Currency: Local

LA County

SUMMARY

Assets	Yield	Par Value	Original Face	Book Value	Prem / (Disc)	Amort / (Accret)	(Interest)	(Gain) / Loss	Settlement
Totals :	.000					0.00		0.00	



Chronological Detail Report

From Date: 5/1/2021 To Date: 5/31/2021

Date Basis: Settlement

Run: 06/01/2021 08:40:15 AM

Reporting Currency: Local

LA County

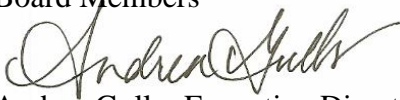
Inv.	TXN	Description	Settle Date	Maturity	Rate	Yield	Par Value	Book Value	Interest	Amort / (Accret)	(Gain) / Loss	Settlement
Grand Total										0.00	0.00	

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

MEMORANDUM

Date: June 17, 2021

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 5) Discussion and possible action establishing Board subcommittee to coordinate with staff and consultant to address feasibility of a financing mechanism in part for wildfire prevention and management of agency properties.

Recommendation:

That the Board appoint a second subcommittee member.

Background:

At the Authority's October 2020 Board meeting approved was a contract with SCI Consulting Group for public finance consulting services to explore possible feasibility of establishing a financing mechanism, a community facility district. Attached is that staff report for your background information. At the Authority's November 2020 Board meeting it appointed Chair Hughes and then Board Director Henderson to be on the subcommittee to coordinate with staff and the consultant to address the feasibility of an agency financing mechanism in part for wildfire prevention and management of agency properties.

With the May 2021 resignation by Director Henderson, there is a vacancy on this subcommittee. No more than two directors can be on any subcommittee that the Board establishes, and alternate directors are eligible to serve on a subcommittee.

Fiscal Impact:


None

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

MEMORANDUM

Date: October 15, 2020

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 6) Discussion and possible action authorizing the Executive Director to execute a non-bid contract in the amount of \$36,250 with SCI Consulting Group for public finance consulting services to explore possible feasibility of a community facility district.

Recommendation:

That the Board 1) authorize the Executive Director to execute the above-mentioned contract in the amount of \$36,250, or 2) continue the item for further discussion.

Background:

This item was last discussed at the July Board meeting, see the attached staff report (Exhibit A). Also attached are three slides from the legal presentation at that past Board meeting (Exhibit B).

The economic response to the global pandemic has decreased the agency budget by an estimated 26%. The agency was able to close its budget gap this year due to a carryover from last year. The expected budget deficit for the next fiscal year, 2021-22, is expected to be approximately \$180,000 even without filling the vacant Interpretive Programs Coordinator position. Although the current FY 20/21 budget includes many cuts to what was an already shoestring budget, it allows for an emergency reserve of \$1,000,000. The agency also has other reserves of \$739,200 (from mitigation access fees) to backfill future deficits for three to four years if the Board chooses. The agency expects mitigation restoration project unspent contingencies to be released thereafter, however the Board previously anticipated using those funds to bolster the agency portfolio to contribute to the agency's long-term sustainability. See attached updated chart illustrating the mitigation funding and the potential use of the mitigation access fees (Exhibit C).

A community facility district (CFD) is a possible avenue to address both the goals of the RMP, as discussed with the previous agenda item, and the anticipated budget gaps of future years. Attached is the proposal from SCI Consulting (Exhibit D) for investigation and analysis of the feasibility of creating a community facility district. They offer a two-step approach:

October 15, 2020

Agenda Item 6

Page 2

Task 1 Services: Initial Research, Planning and Feasibility Analysis	\$15,000
Task 2 Services: Mailed Public Opinion Survey	\$21,250

According to Section 3 of the Authority's Purchasing Policies, the Board can authorize non-bid contracts for services if, in part, prior experience and/or professional qualifications have proven that a particular service is more satisfactory or economical for Authority purposes. SCI is recommended as a non-bid contract because the proposed contractor is known to possess the needed experience and qualifications as they have successfully created several CFDs for another local park agency, and is the most satisfactory for Habitat Authority purposes.

Examples of other agencies that have CFDs for open space, trails, and fire suppression are: The City of Montclair, City of Monrovia, City of Chula Vista, City of Oxnard, the MRCA, and Monterey Peninsula Regional Park District. Page 6 of SCI's proposal illustrates some of these mentioned examples.

The types of services and projects that could be funded by the creation of a CFD for the Authority could include, but are not limited to, the following:

Fire Suppression & Safety	Natural Resource, Recreation Facility Management
Fuel clearance including hazardous tree removal and goat grazing	Pay stations for parking lots ¹
Installation of fire hydrants on Turnbull	Vegetation mapping update
Ranger services	Bird and wildlife surveys
Mower services for trails, fire roads	RMP update
Wildfire Management Plan	Deferred maintenance
Fencing to exclude illegal activities	Website update/technology improvements
Authority staff	Authority staff

Also attached is a description of an MRCA CFD (Exhibit E) provided to the Board in August that more broadly describes the services that could be funded by a CFD.

Fiscal Impact:

The funding for this contract would be sourced from the Authority reserve of \$739,200, mitigation access fees.

Attached:

Exhibit A: July 16, 2020 staff report

Exhibit B: July legal presentation slides about CFDs

Exhibit C: Updated Mitigation Funding Chart

Exhibit D: SCI Consulting Cost estimate

Exhibit E: Description of MRCA CFD Services


¹ Pay stations are another potential revenue source. This is expected to be discussed with the Board at a future date.

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

MEMORANDUM

Date: July 16, 2020

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 7) Discussion and possible action regarding the feasibility of pursuing a financing mechanism for the Authority such as a benefit assessment district or community facility district.

Recommendation:

That the Board discuss and take appropriate action.

Background:

At the June Authority Advisory Committee and Board meetings there was interest in exploring the feasibility of the Authority pursuing a financing mechanism to generate revenue for the agency. The Authority has projected a 20% decrease in revenue, and a significant deficit in its general operating budget for this fiscal year 2020-21 and most likely for several years thereafter given the uncertain economic environment. This item is being presented to the Board for consideration to recuperate part of the Authority's annual costs for the fuel clearance which it is not legally required to provide. The funds could also be used for other critical services or functions. Also, contact with the Los Angeles County Regional Park and Open Space District staff indicated that they do not see a conflict with a mechanism such as an assessment district and the Authority's annual Measure A funds, as long as the Authority would not ask for Measure A funds to cover costs that the assessment district would cover.

Attached is a report by Authority legal counsel presenting the feasibility of the available financing options.

Fiscal Impact:

Moving forward with a financing mechanism could guarantee that the Authority continue to provide annual fuel clearance, as well as other basic services to protect the land and provide adequate public service.

Community Facilities Districts (“CFD”)

- Mello-Roos Act Community Facilities Districts levy special taxes to finance a specific project or service
- The services and improvements that Mello-Roos CFDs can finance include, but are not limited to, streets, sewer systems and other basic infrastructure, police protection, fire protection, parks and open spaces and recreation programs.
- A district may be created only with the approval of two-thirds of vote of residents living within the proposed boundaries of the CFD.
- Once approved, a special tax lien is placed against each property in the CFD. Property owners then pay a special tax each year.
- Mello-Roos taxpayers do not necessarily benefit from the activities funded with the special taxes

DISTRICT TYPE	VOTING THRESHOLD	VOTERS	VOTING BASIS	BOUNDARY	BENEFIT	EXEMPTIONS
Community Facilities District (“CFD”) (Special Tax)	66.6% (two thirds approval of votes cast) Election	Property Owners (if less than 12 Registered Voters living within proposed CFD). otherwise Registered Voters	Property Owner vote=1 vote per acre or portion thereof Registered Voter = 1 vote per Registered Voter	May be determined with discretion	Special Tax may be apportioned on a “reasonable basis”	Exemptions provided for particular land uses can be discretionary
Assessment District (“AD”) (Assessment)	50% + 1 of returned ballots (weighted by assessment amount) (technically a protest ballot, so more than 50% cannot protest)	Landowner	Weighted by assessment amount; i.e. \$100 = 100 votes; \$200=200 votes	Any parcels receiving benefit to be included in the AD	Special Benefit and General Benefit analysis must be done. Any general benefit may not be assessed.	Exemptions for publicly owned property may only be applied if there is clear evidence demonstrating that a parcel does not receive a special benefit.

DISTRICT TYPE	PROS	CONS
Community Facilities Districts	<ul style="list-style-type: none"> • Allows for more flexibility with regard to which parcels are included within the CFD and how they are taxed • Does not require a “Special Benefit” finding • All improvement costs may be financed • Can include maintenance component • Can do annexations • Good ongoing financing mechanism • Provides ongoing source of funds which can be used for “pay as you go” if not needed for debt service 	<ul style="list-style-type: none"> • Negative connotation of “Mello-Roos” • Higher voting threshold (2/3rds) • Can be overturned by initiative • Funds may not be immediately available • Annexations may open CFD to further challenges later on
Assessment Districts	<ul style="list-style-type: none"> • Lower voting threshold • Landowner vote • Can include maintenance component • Good ongoing financing mechanism • Provides ongoing source of funds for maintenance 	<ul style="list-style-type: none"> • Parcels that benefit must be included in the AD • Requires a “Special Benefit” finding • Only special benefits may be assessed • Special and General Benefit Findings have been successfully challenged in lower courts • Can be overturned by initiative • Annexations may open AD to further challenges later on

MITIGATION FUNDING

Exhibit C

Staff and Ranger Project Revenue					Mitigation Long-Term Endowments					
	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY24/25	FY25/26	FY 26/27	FY 27/28	FY 28/29	FY29/30
SCE Project	\$ 22,781	\$ 22,851	\$ 23,308	\$ 24,629		\$ 39,878	\$ 40,675	\$ 41,489	\$ 42,319	\$ 43,165
Monterey Project	\$ 16,717	\$ 16,232	\$ 16,766	\$ 16,766	\$ 27,154	\$ 27,697	\$ 28,251	\$ 28,816	\$ 29,392	\$ 29,980
Olinda Project	\$ 15,309	\$ 24,091	\$ 24,882	\$ 25,122	\$ 24,712	\$ 23,999	\$ 23,714	\$ 26,374	\$ 26,901	\$ 27,440
Brea 57/Lambert Project	\$ 15,106	\$ 20,554	\$ 19,938	\$ 19,956	\$ 20,132	\$ 20,422	\$ 19,729	\$ 17,447	\$ 20,776	\$ 21,192
subtotals	\$ 69,914	\$ 83,729	\$ 84,894	\$ 86,473	\$ 71,998	\$ 111,995	\$ 112,369	\$ 114,126	\$ 119,388	\$ 121,776
Access fees-Possible use scenario \$739,200	\$ -	\$ 180,000	\$ 185,000	\$ 190,000						
Collecting Remaining Project Contingencies					\$ 1,000,000		\$ 400,000	\$ 116,000		
Totals	\$ 69,914	\$ 263,729	\$ 269,894	\$ 276,473	\$ 1,071,998	\$ 111,995	\$ 512,369	\$ 230,126	\$ 119,388	\$ 121,776

Notes:

- 1 Staff and ranger project revenues are already figured into the agency budget
- 2 Long term endowment revenue is slightly higher than staff/ranger project revenue
- 3 Use Access Fees to make up for expected deficits (\$180,000, \$185,000, \$190,000 totalling \$555,000) using similar budget to that approved for FY 20/21 Scenario #2 - assuming SPI performs at 2%.
- 4 Option to use remaining contingencies collected partially or in whole a year earlier or later depending on project performance. To be determined by Board at later date.

	\$ 739,200
Access Fees possibly to be used-close budget gap	\$ 555,000
Access Fees remaining	\$ 184,200



Friday, August 7, 2020

Submitted via email:

agullo@habitatauthority.org

Andrea Gullo, Executive Director
Puente Hills Habitat Preservation Authority
7702 Washington Avenue, Suite C
Whittier, CA 90602

Re: Proposal for Funding Measure Feasibility and Public Opinion Research

Dear Andrea,

SCI Consulting Group (“SCI”) is pleased to submit for your review, this brief proposal, and our qualifications to provide a feasibility analysis, mailed public opinion survey, and related professional consulting services for the Puente Hills Habitat Preservation Authority (“Authority”). We understand that the Authority desires to explore the feasibility of and voter support for a local funding measure to fund park, open space, and wildland fire prevention services and improvements. We also understand that the overriding objectives of this project are to produce an unbiased, statistically accurate measure of the level of support for a local funding measure and to develop an understanding of the most appropriate roadmap for success.

Our proposed first step is to gather property owner and registered voter data for the Authority, collect and analyze relevant financial information, perform preliminary special tax methodology work, and perform other due diligence. Based on the results of the preliminary special tax methodology and feasibility analysis, the Authority may decide to proceed with a public opinion survey to test community support for the proposed plan.

Established in 1985, **SCI Consulting Group** is a widely recognized public finance consulting firm with leading expertise in assisting public agencies in California to fund new services and improvements. For local funding measures encompassing entire cities, counties, or special districts, SCI has a success rate of about 90% with over 150 successful local funding revenue measures. In fact, SCI has formed more successful agency-wide post-Proposition 218 benefit assessments than all other assessment engineering firms in California, combined.

Our success record is in part due to our highly specialized and accurate survey and opinion research and approach we have developed to provide the most accurate and predictive findings before an agency deciding if, when, and how to proceed with a local funding measure.

WORK PLAN AND APPROACH

Based on our current understanding of the project, the technical analysis and services needed by the Authority, we propose the following scope of work and approach:

Task 1: Initial Research, Planning, and Feasibility Analysis

Our approach for the initial research, data analysis, and planning will begin with a comprehensive analysis of the desired improvements and services, potential tax rate areas, voter statistics, and tax base, demographic and political profiles in the Authority. We will also analyze various community factors that may affect the proposed funding measure, such as other local issues and funding measures. We perform these services by first collecting data from the Authority, the County Assessor, the Registrar of Voters, planning agencies, and other information sources. After this extensive data has been compiled, we will analyze it in context with the Authority's goals and other community factors in the Authority. This detailed research and analysis will provide SCI with a solid understanding of the factors that will be used as the foundation for designing and evaluating the proposed funding measure.

Based on initial discussions with the Authority, our recommended funding mechanism is a voter-approved Community Facilities District ("CFD") special tax measure. Special taxes are often structured at a flat rate per parcel. In some cases, this is the most appropriate methodology, and in other cases, a flat-rate structure can result in materially less revenues without much political upside. During the initial research, we will carefully evaluate alternative special tax formulas that may be more advantageous than a flat rate method. After these alternatives are developed and analyzed, they will be reviewed with the Authority and potentially incorporated into the subsequent research tasks, which can provide further information on the most advantageous methodology.

After our property and voter analysis, we will review the goals and needs of the Authority, as well as the potential uses of special tax proceeds. After this research, data analysis, and planning, we should have the necessary understanding of the goals and objectives of the Authority, as well as alternative or revised goals that may be tested as part of the research project.

As a next step, SCI will develop a preliminary calculation of the potential alternative special taxes for each parcel in the Authority. After the special tax determination and evaluation work is completed, SCI will develop a matrix of likely balloting participants based on SCI's extensive data and expertise regarding how participation rates vary by household characteristics, voter and property owner type, and funding mechanism.

After our initial special tax evaluation work has been completed, SCI will review the findings with the Authority. As needed, modifications will be incorporated.

Deliverables:

- Project kickoff meeting
- Analysis of voters and tax base by service area
- Analysis of property and ownership base by service area
- Preliminary special tax analysis and alternative special tax methodologies
- Presentation to Authority Board on initial findings and recommendations

Task 2: Mailed Public Opinion Survey

The principals at SCI have developed a sophisticated research methodology for identifying community support and priorities for park, open space, and wildland fire prevention services and improvements. Also, the methodology will reveal whether property owners and voters will support a local funding measure for the proposed services and improvements and, if so, how best to craft a special tax measure for success. One of the strengths of the approach is its proven ability to accurately identify property owner and voter support for a wide range of services that could be funded by a revenue measure.

The methodology developed by SCI does exactly that, and it has proven to be extremely accurate in predicting both community support and priorities for services and improvements, as well as a community's willingness to invest in an enhancement of services and improvements.

It is important to note that accurately predicting the outcome of a proposed special tax measure requires knowing how support for the measure varies by property owner type, voter, and by special tax rate, as well as the expected participation rate from each participant based on their profile and history. SCI has an extensive understanding of these elements specific to special taxes and will use this expertise to develop the appropriate research approach.

Recommended Research Approach. For the feasibility of a special tax to be evaluated, a scientific, stratified, and randomized mailed survey is the recommended data collection technique. The mailed survey would be sent to and returned by registered voters only. Once final drafts of the documents for the mailed survey meet the approval of the Authority, they will be printed. As a next step, the voter information and mailing address will be added, and the surveys will be packaged with the information items and postage-paid return envelope.

Sample Size. Based on recent discussions with the Authority, SCI recommends that a mailed survey be sent to 8,000 voters in the Authority. This sample size will provide sufficient data to develop a model of participation for all likely voters for a special tax area of approximately 50,000 parcels and should provide a confidence level of approximately 95% with a margin of error of +/- 3.0%. Once the surveys are returned, SCI will process the responses from the survey and will prepare the data for analysis. SCI will also develop several filtering schemes and weighting matrices to simulate ballot measure outcomes for a special tax.

At the conclusion of our analysis, SCI will prepare a comprehensive report that summarizes the opinion research findings and makes recommendations regarding community priorities, as well as the feasibility of moving forward with a local funding measure. The report will also include additional value-added elements such as an outline of the recommended action plan for proceeding with a local funding measure, profiles of likely supporters and opponents for a local funding measure, priorities and funding support by type of project, and key messaging elements and strategies. When the final report has been prepared, SCI will give a formal presentation of the survey results, findings, and recommendations to the Authority Board of Directors.

Authority Resources. SCI will carry out all tasks specified in the Work Plan and any other related services, as appropriate. The Authority would be responsible for meet or video conference periodically with SCI as needed; provide all necessary financial information; and assist with planning, review, and coordination of the information item and survey instrument.

Deliverables:

- Mailed survey to 8,000 voters, accompanying informational item, outgoing, and a postage-prepaid return envelope.
- A report of survey findings and recommendations for a successful special tax election.
- Profiles of likely supporters and opponents.
A summary of the most desired services and improvements and the most effective messaging approaches.
- Presentation of survey results to the Authority Board and the public.

OTHER RELATED SERVICES

If the survey shows sufficient support and the Authority decides to proceed with a local funding measure, the Authority may need assistance with the formation of the CFD, coordination and preparation of election materials, and community outreach. Our special tax election services include the preparation of all election materials, coordination with the County Elections Department, and creation and implementation of an informational outreach plan. SCI would also prepare draft resolutions, notices, and other election materials/documents and would assist the CFD formation proceedings. Such documents would be finalized in conjunction with Authority legal counsel. Our special tax election and CFD formation services are not included in this proposal but would be estimated as part of Task 1 services. Additional costs associated with a special tax election that need to be taken into account would come from the County Elections Department, including printing and mailing of official elections materials, as well as the cost of tabulation, and other related costs.

TENTATIVE TIMELINE

We anticipate that the initial research, the kickoff meeting, and data analysis would take approximately 2 to 3 months to complete. The timeline will, in part, depend on the availability of Authority staff and the required financial information. The preparation of the information item, the survey instrument, and the mailing of the survey would take approximately one to two months. Allowing 30-days for response to the survey, the tabulation and presentation of the survey results to the Board could occur one month later.

FEE SCHEDULE / MANNER OF PAYMENT

In consideration of the work accomplished, as described in the Work Plan and Approach, SCI shall be compensated as detailed below.

<u>Task</u>	<u>Fixed Fee</u>
Task 1 Services: Initial Research, Planning, and Feasibility Analysis	\$15,000
Task 2 Services: Mailed Public Opinion Survey	\$21,250

The Task 1 fee shall be 50% due and payable 45 days after the project kickoff meeting, with the remaining 50% due and payable upon completion of the task. The Task 2 fee shall be 50% due and payable upon submittal of the draft survey instrument, with the remaining 50% due and payable upon presentation of the survey results.

Incidental costs incurred by SCI for the purchase of property or statistical data, travel and other out of pocket expenses incurred in performing the Work Plan shall be reimbursed at actual cost with a total cost not to exceed \$1,500 without prior authorization from the Authority.

The scope of work includes up to two in-person meetings. Compensation for additional in-person meetings authorized by the Authority shall be billed at the rate of \$1,500 per consultant per meeting.

ABOUT SCI CONSULTING GROUP

Established in 1985, **SCIConsultingGroup** is a recognized public finance consulting firm with leading expertise in assisting California public agencies with local funding of public services and improvements. We also possess industry-leading expertise with the important legal and procedural requirements for establishing development impact fee programs, Community Facilities Districts, Benefit Assessment Districts, and other local financing mechanisms. SCI has prepared over 120 development impact fee nexus studies and facility financing plans. SCI has also formed and annually administers over 950 special taxes, assessments, and fees for over 175 public agencies throughout the State.

This expertise and experience will ensure that the Authority's goals and objectives are met successfully, collaboratively, on schedule, and on budget.

SCI also offers extensive expertise with the important legal and procedural issues involving benefit assessments, special taxes, and fees. The principals at SCI are acknowledged experts on these public financing mechanisms and were involved with the cleanup legislation for Proposition 218. In addition, our firm is a frequent presenter and columnist on assessment ballot proceedings for the American Public Works Association, Association of California Water Agencies, League of California Cities, California Special Districts Association, California Fire Chiefs Association, California Stormwater Quality Association, California Parks and Recreation Society, California Association of Recreation and Park Districts, Mosquito and Vector Control Association of California, California Association of Public Information Officers, Floodplain Management Association, and other organizations.

REFERENCES

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA)

570 West Avenue Twenty-Six, Suite 100

Los Angeles, CA 90065

(323) 221-8900 ext. 198

Contact: Paul Edelman, Chief of Natural Resources and Planning

Email: edelman@smmc.ca.gov

SCI has assisted the MRCA with public opinion surveys and feasibility analyses prior to commencing with various funding measures. SCI helped the Authority form two open space preservation benefit assessment districts in May 2002, two CFD special tax measures in November 2012, another CFD special tax measure in October 2015, and two additional CFD special tax measures in November 2016. SCI has provided annual levy administration services to the Authority since 2002. These measures generate almost \$4.4 million in annual revenue.

MONTEREY PENINSULA REGIONAL PARK DISTRICT

60 Garden Court, Suite 325

Monterey, CA 93940

(831) 372-3196 ext. 101

Contact: Rafael Payan, General Manager

Email: payan@mprpd.org

In 2004, SCI assisted the District with the passage of a districtwide benefit assessment measure to fund parks and open space. This assessment measure encompassed over 45,000 parcels and generated more than \$1.2 million in revenue each year. In 2016, SCI assisted the District with the successful passage of a districtwide CFD special tax measure to replace the benefit assessment, which had a 15-year sunset. This new tax has no sunset provision, so it will be able to provide a steady source of revenue for the foreseeable future.

MESA WATER DISTRICT

1965 Placentia Avenue

Costa Mesa, CA 92627

(949) 631-1206

Contact: Paul Shoenberger, P.E., General Manager

Email: pauls@mesawater.org

SCI conducted opinion research and a mailed survey for the District in 2015. This research assisted the District's understanding of community support for a ballot measure to provide alternative sources of water. The results were presented at public meetings to the Mesa Water Board and the Orange County Water District.

PROJECT TEAM

SCI will use a team approach for this project and will work closely and collaboratively with the Authority and other key stakeholders. Such a collaborative, team-based approach helps to assure that all parties and stakeholders will work additively together to develop and implement an effective and winning game plan.

If selected for this project, Jeanette Hynson, Senior Consultant, would serve as the project manager. Blair Aas, Director of Planning Services, would be involved with the special tax analysis. Gerard van Steyn would review all key findings, recommendations including the survey instrument. The three of us do not have any work commitments that would interfere with our responsiveness and ability to complete the project within a reasonable timeframe. A mail house will be used for the printing and mailing of the mailed public opinion survey.

JEANETTE HYNSON, SENIOR CONSULTANT / PROJECT MANAGER Jeanette Hynson has been contributing experience in levy administration, Proposition 218 Assessment District formation, Mello-Roos Community Facilities District formation, and consulting services to the SCI team since 2000. She has experience with the creation and administration of benefit assessments and fees, public opinion research projects, and other consulting services. She has the expertise and extensive experience in database management systems design and maintenance. She has also developed a ballot tabulation software application that has proven to provide an accurate and efficient approach for ballot tabulation verification.

BLAIR AAS, DIRECTOR OF PLANNING SERVICES Blair Aas specializes in the areas of developer mitigation, Community Facilities District formations, development impact fees, and other new revenue mechanisms to offset the need for new or increased services and public facilities to serve new development. With over 18 years of experience in public finance and developer mitigation, Blair has developed extensive expertise in assisting public agencies in addressing the financial impact of new development. Blair has prepared over 100 development impact nexus studies and public facility financing plans.

Blair graduated from Boise State University with a B.A. in Economics with an emphasis in public finance. Blair is also a frequent presenter on CFDs and impact fee programs at annual conferences and area workshops held by the CSDA, CPRS, CARPD, FDAC, and CSMFO. In 2012, Blair was invited to speak at the annual conference of the California Association of Recreation and Park Districts on strategies for successfully establishing impact fee programs. Blair is a commercial associate member of the California Society of Municipal Finance Officers, a member of the CSDA Legislative Committee, and former Parks and Recreation Commissioner (Community Resources) for the City of Fairfield.

GERARD VAN STEYN, CHIEF EXECUTIVE OFFICER Gerard van Steyn, with advanced degrees in finance and real estate, specializes in assisting public agencies with research, planning, and revenue measure services and is a recognized expert on benefit assessments, property-related fees, special taxes, and other public financing mechanisms. Over the last 30 years, Gerard has worked on a wide range of successful revenue enhancement projects for public agencies throughout California. These projects include over 50 feasibility analysis, financing, and research projects. In addition, over the last 20 years since Proposition 218 was approved, Gerard has served as the lead manager for over 30 community-wide benefit assessment and special tax ballot measures, all but one of which have culminated in a successful ballot outcome. Gerard

has also formed many Mello-Roos Community Facilities Districts (CFDs) and has extensive expertise with the post-formation financing activities and reapportionment requirements for CFDs.

Gerard has specialized expertise and training in opinion research and statistical analysis. He has developed the new, innovative, and industry-leading survey methodology that accurately accounts for the many important differences between a voter decided tax and a property owner decided benefit assessment. SCI has found that this opinion research methodology offers unmatched accuracy for predicting the outcomes for both funding mechanisms.

With over two decades of hands-on experience, Gerard also has extensive expertise with levy administration services. He has led many levy administration projects for SCI and has developed and refined SCI's levy administration procedures and approaches over this tenure. In addition, Gerard has extensive planning and consulting expertise. His projects include over 75 development impact fee nexus studies, demographic studies, tax base, and financing plans, and local funding feasibility plans for local agencies throughout California.

ADDITIONAL INFORMATION

Employment Policies. SCI does not and shall not discriminate against any employee in the workplace or against any applicant for such employment or against any other person because of race, religion, sex, color, national origin, handicap, or age, or any other arbitrary basis. SCI Consulting Group ensures compliance with all civil rights laws and other related statutes.

Conflict of Interest Statements. SCI has no known past, ongoing, or potential conflicts of interest for working with the City, performing the Scope of Work, or any other service for this Project.

Insurance. SCI carries professional Errors and Omissions insurance in the amount of \$2 million per occurrence and \$2 million aggregate. SCI also carries general liability insurance in the amount of \$2 million per occurrence and \$4 million aggregate.

Independent Contractor. If selected, SCI shall perform all services included in this proposal as an independent contractor.

If you have any questions or require additional information, please do not hesitate to contact me. I can be reached at 707-430-4301 ext. 113 or via email at blair.aas@sci-cg.com. We look forward to the possibility of assisting the Authority with this important project and stand ready to proceed.

Sincerely,



Blair E. Aas
Director of Planning Services

cc: Jeanette Hynson, SCI Consulting Group
Gerard van Steyn, SCI Consulting Group

DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD

For the Local Fire Prevention, Water Quality and Open Space Measure

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2020-1

The services and facilities described below are proposed to be financed by Community Facilities District No. 2020-1 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include maintenance, improvement, servicing, protection, preservation, and acquisition, of open space, natural or other lands and facilities owned or managed or maintained by the MRCA within the CFD; park ranger patrols and services; the reduction of the risk of wildfires including fire protection, prevention and suppression, and brush clearing; the collection and accumulation of reserves for the maintenance, improvement, servicing, protection, preservation, and acquisition, of open space, natural or other lands and facilities owned or managed by the MRCA within the CFD; including administrative or incidental expenses thereto.

"Improvements," as used herein, means facilities, buildings, fixed equipment, trails, roads, parking lots, wildlife corridors and other man-made structures on or alterations to lands owned or managed or maintained by the MRCA and flora, landscaping, trees, vegetation, habitat, and fauna on lands owned or managed or maintained by the MRCA.

"Maintenance," as used herein, means the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of Improvements and Services and Facilities for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, trees and vegetation, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti, fire prevention services, homeless encampment remediation and other safety and security services.

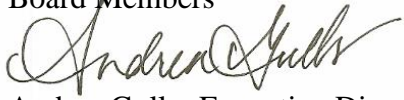
"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any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

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

MEMORANDUM

Date: June 17, 2021

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 6) Discussion and possible action regarding cessation of creating written minutes of the Authority's closed sessions.

Recommendation:

That the Board provide direction to staff.

Background:

At the December 2020 Board meeting, the Board approved establishing the practice of generating closed session minutes. Please see that attached staff report and legal memo for background.

This item is for consideration by the Board at its request. The cessation of these minutes would reduce staff time dedicated to this administrative task.

Fiscal Impact:


None

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

MEMORANDUM

Date: December 17, 2020

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 7) Discussion and possible action regarding re-establishing the practice of recording minutes of Authority closed sessions.

Recommendation:

That the Board take appropriate action.

Background:

At the November Board meeting, Member Henderson requested that the topic of generating closed session minutes be evaluated by the agency attorney and reviewed at the following meeting. As requested, attached is a memo dated 11-23-2020 created by the Authority attorney regarding this matter.

Review of the record by the Board Secretary indicates that the last closed session minutes recorded by this agency were dated 5-16-2002. Staff recalls that discussions were held with the agency attorney about halting this practice, however no record of the conversation was found in the regular meeting minutes. Should the Board decide to re-establish the practice of producing action-only closed session minutes, staff will reprioritize their daily tasks and eliminate others as needed to accommodate this change.

Fiscal Impact:

None



Attorney-Client Privilege and Attorney Work Product

TO: Board of Directors

CC: Andrea Gullo, Executive Director

FROM: Elena Q. Gerli, Legal Counsel

DATE: November 23, 2020

RE: Closed Session Minutes

I. SUMMARY

Local agencies are permitted by the Brown Act to require an employee to take minutes of closed session meetings. These minutes are not subject to disclosure, including through the California Public Records Act or a civil law suit, except under narrow circumstances.

II. ANALYSIS

The Authority may decide to keep a record of closed sessions through a minute book. The Brown Act, at Government Code § 54957.2, states that a “legislative body of a local agency may, by ordinance or resolution, designate a clerk or other officer or employee of the local agency who shall then attend each closed session of the legislative body and keep and enter in a minute book a record of topics discussed and decisions made at the meeting.” At the Board’s discretion, the minute book may consist of a recording of the closed session.

The Brown Act specifically limits the disclosure of the minute book. The Act exempts the minute book from the California Public Record Act entirely, and states that it shall be kept confidential. Generally, only members of the legislative body may have access to the minute book. The Brown Act does allow for disclosure of the minute book to a court for the purposes of determining whether the Brown Act was violated during a closed session meeting. However, courts have interpreted this limited grounds for disclosure as prohibiting disclosure more broadly, such as in a civil case.

While limited, the circumstances allowing for disclosures create new avenues for scrutiny and liability for the Authority. The minute book may only be disclosed to a court when an allegation is made that a closed session was held in violation of the Brown Act, and the minute book will only be disclosed to the court and not to the public. However, the minute book does expose the Authority to a higher level of scrutiny and liability under the Brown Act than if no record is kept of the meetings.

Additional Materials

Minutes
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
CITIZENS TECHNICAL ADVISORY COMMITTEE
April 13, 2021

The regular meeting of the Citizens Technical Advisory Committee was held on Tuesday, April 13, 2021, via video and telephonically.

I. CALL TO ORDER.

The Chair, Charles Lawrence, called the meeting to order at approximately 7:02 p.m.

II. ROLL CALL.

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

Members Present:	Shelley Andros	Whittier
	Charles Lawrence, Chair	Whittier
	Ray Wong	Whittier
	Gina Natoli	County of Los Angeles
	John Houser	County of Los Angeles
	Karen Chang	County of Los Angeles
	Catherine Houwen	La Habra Heights
	Roy Francis, Vice Chair	La Habra Heights
	Adam Nazaroff	La Habra Heights

Members Absent: none

Authority Representatives Present:

Andrea Gullo, Executive Director
Michelle Mariscal, Ecologist
Melissa Miller, Administrative Assistant

Members of the

Public Present: Steve Huber, Whittier Audubon

III. PUBLIC COMMENTS.

Steve Huber from Whittier Audubon reported that the spring bird migrations are underway and they are very active in the Sycamore Canyon area. Chair Lawrence asked if quail populations have decreased lately, and Mr. Huber replied that they are a very secretive species and are known to have fewer offspring when weather conditions are dry.

IV. APPROVAL OF MINUTES FOR THE MARCH 16, 2021, REGULAR MEETING.

Member Natoli motioned to approve these minutes as drafted.
Vice Chair Francis seconded this motion, and the motion passed unanimously in a roll call vote.

V. STANDING REPORTS:

a. REPORT BY BOARD LIAISON ON MARCH 18, 2021, AUTHORITY BOARD MEETING.

Member Chang reported that the Board received several reports and updates, and authorized the submission of letters of support for establishing a San Gabriel National Recreation Area including the Puente Hills; for California Senate Bill 266 expanding Chino Hills State Park; and for Senate Bill 45 and/or Assembly Bill 1500 regarding bonds for wildfire prevention, safe drinking water, drought preparation and flood protection.

Executive Director Gullo added that the Board was also advised that the City of Whittier is investigating the possibility of establishing a crosswalk near the trailhead on Colima due to the recent increase in jaywalkers in that location.

b. REPORT FROM SOCIAL MEDIA SUBCOMMITTEE.

Member Andros reported that activity on the Authority's Facebook and Instagram channels has been a little slow, but there have been many postings on its Twitter account including several re-tweets from Hills For Everyone.

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

There was no feedback to report.

VI. VERBAL UPDATE AND DISCUSSION ABOUT RESPONSE TO TRAIL, TRAILHEAD AND PARKING LOT OPENINGS AND CLOSURES IN RESPONSE TO THE PANDEMIC.

Executive Director Gullo reported that Los Angeles County's recent upgrade to the orange pandemic tier does not change any of the restrictions on the Preserve's trails. She added that Deputy Chief Ranger Hughes has reported no changes except to report that the activity on the trails at Powder Canyon has really increased lately.

VII. UPDATE AND DISCUSSION ABOUT THE CITY OF LA HABRA HEIGHTS' PROPOSED HELI-HYDRANT PROJECT.

Executive Director Gullo reported that so far Board Director Henderson has met twice with representatives of the City of La Habra Heights about this issue and Board Chair Hughes has also met with them about this. She added that the City is now asking for only a quarter-acre area for a 12' by 10' or 15' tank with an above-ground water pipeline, but the actual size of the total construction footprint is one of the many items still being discussed. Vice Chair Francis reported that the tank will be kept empty unless it's needed to respond to a fire, with an escape ramp for any wildlife getting into the tank and no fence around it, and that Los Angeles County will be performing the brush-clearance duties around the structure. Member Nazaroff noted that the water pipe needed will have to be large and its pump together with its power supply, panels and breakers will all require several hundred square feet of space as well. Member Houwen reported that water pressure in several areas of La Habra Heights is difficult to control. Lastly, Chair Lawrence reminded that there are already water reservoirs in Whittier at the Hellman Park Trailhead and alongside the Rattlesnake Ridge Trail. The Committee received and filed this update.

VIII. DISCUSSION AND POSSIBLE ACTION REGARDING COMMITTEE SELECTION OF BOARD LIAISON.

Executive Director Gullo noted that designation of this position was inadvertently omitted from the Committee's February election agenda item.

Member Natoli motioned to continue Member Houwen's designation as CTAC's Liaison with the Board of Directors for this current term year, with CTAC Chair serving in this position if Member Houwen is unavailable and in the event that neither of them is available then the CTAC Chair will choose another CTAC member to fulfill that role, and she also motioned to specify that the designation of the CTAC Liaison role be included in the Committee's annual process of officer election. Member Wong seconded this motion, and the motion passed unanimously in a roll call vote.

IX. VERBAL UPDATE ABOUT HABITAT AUTHORITY OFFICE SPACE.

Executive Director Gullo reported that the anticipated move date is still sometime in this upcoming June or July, and the Depot location in Whittier will require some downsizing and the implementation of a permanent combination of on-site

staffing and telecommuting, but the City of Whittier has agreed to continue to charge the Authority's current rental rate although the Depot's costs are higher. Chair Lawrence mentioned the future possibility of the office relocating to the residence at Sycamore Canyon. The Committee received and filed this update.

X. DISCUSSION, RECEIVE AND FILE ACTION BY THE BOARD TO SUPPORT SB 45 (PORTANTINO) AND/OR ASSEMBLY BILL 1500 REGARDING BONDS FOR WILDFIRE PREVENTION, SAFE DRINKING WATER, DROUGHT PREPARATION AND FLOOD.

Executive Director Gullo briefly reviewed this item, and there was little discussion. She thanked Member Wong for his assistance in connecting her with a valuable resource for addressing the current legislative process. The Committee received and filed this information.

XI. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD OF DIRECTORS REGARDING ADOPTING BOARD RESOLUTION 2021-01 AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY FOR AND ENTER INTO GRANT AGREEMENT WITH STATE OF CALIFORNIA, DEPARTMENT OF FORESTRY AND FIRE PROTECTION FOR PUENTE HILLS FUELS REDUCTION PROJECT, AND ANY OTHER REQUIRED GRANT-RELATED DOCUMENTS.

Executive Director Gullo reviewed this item as presented in the staff report, adding that California Assembly Member Lisa Calderon has agreed to provide the Authority with her letter of support for this grant application. She also noted that, in addition to this anticipated grant, Governor Newsom just today approved a large wildfire-prevention plan from which the Authority anticipates receiving approximately \$300,000 via the Rivers and Mountains Conservancy.

Member Natoli motioned to recommend to the Board of Directors that they adopt this Resolution 2021-01. Vice Chair Francis seconded this motion, and the motion passed unanimously in a roll call vote.
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XII. DISCUSSION, COMMITTEE MEMBERS' STATEMENTS, EXECUTIVE DIRECTOR'S COMMENTS, RESPONSES OR QUESTIONS.

Member Natoli asked that at a near-future CTAC meeting the Committee consider two items: how to optimize the Authority's lobbying effectiveness, and the possibility of CTAC's meeting jointly once a year with the Board to maximize coordination of efforts. Member Wong agreed, saying that everyone should work together as a team to promote the Authority's goals and that discussion of ideas

takes too long in the current meeting system. He added that each Board member should meet each CTAC member in person, and that CTAC wants to help unburden the executive director and the ecologist whenever possible. Member Chang mentioned the possibility of the Board and CTAC together holding an annual retreat, to review bylaws for instance. Executive Director Gullo stated that in the past the Board has not wanted to hold a retreat, but these ideas will be mentioned to the Board at its April 15 meeting and several Board Directors have recently been in contact with Assembly Member Calderon's and State Senator Archuleta's offices regarding current issues.

Executive Director Gullo reported that Deputy Chief Ranger Hughes and Chief Ranger Fernando Gomez recently met with the City of La Habra Heights' assistant fire chief and fire marshal regarding preparing to address potential wildfires in the area. A water buffalo device has been located with the ranger in La Habra Heights and the ranger is waiting on the city to suggest a location for a water tank for firefighting purposes.

She also reported that the Pacific Communities project in Hacienda Heights is progressing, although the governance of its related open space is currently uncertain.

XIII. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments, or business to be discussed, Chair Lawrence adjourned the meeting at 8:59 p.m. The next regularly scheduled meeting date is May 18, 2021.



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

June 2, 2021

John Pespisa
3129 Hacienda Road # 553
Hacienda Heights, California 91745

Re: Public Records Request dated May 21, 2021 and revised May 28, 2021

Dear Mr. Pespisa:

You made the attached request for documents under the California Public Records Act (CPRA) on May 21, 2021, and subsequently modified that request on May 28, 2021, to specify the timeframe as a period of 5 years preceding the request with the exception of documentation related to the property formerly owned by Diaz.

Documents responsive to your request were located, and are included on a flash drive enclosed with this correspondence. Some portions of documents were withheld as exempt from disclosure under the CPRA because the public interest served by disclosing the record is outweighed by the public interest served by not disclosing the record. (Gov. Code Section 6255). The portions of documents withheld include the specific locations of protected birds and therefore will not be disclosed.

Sincerely,

Andrea Gullo
Executive Director

Encl

cc: Governing Board
CTAC Board



How to reopen Hellman Park trail?

Parking issues, added traffic and costs complicate any plan



Park users enter Hellman Park on May 30, 2018. The Whittier City Council is looking at putting a no-parking zone on Greenleaf Avenue next to Hellman Park.

PHOTO BY KEITH DURFLINGER

By Mike Sprague

By [Mike Sprague](#) | msprague@scng.com | Whittier Daily News
June 7, 2021

As the pandemic has eased, only Whittier's Hellman Park, one of six trailheads in the 3,870-acre Puente Hills preserve managed by the Habitat Authority, remains unopened.

The preserve was closed in March 2020 in response to the coronavirus crisis, but two months later all of the trailheads— but Hellman Park — were reopened.

The issues surrounding reopening of Hellman Park remains complicated. It is the most popular of the trailheads, with more than 1,000 daily visitors, according to 2016 numbers from an authority study.

“We want it to open,” Andrea Gullo, the authority’s executive director, said by phone Friday. “We just need to figure out how we’re going to do it. We want the community to enjoy it, but we want it to remain in a sustainable way.” The board, which discussed the issue at its May 19 meeting, is expected to take up the issue again at its June 17 meeting.

The problems are threefold.

The trailhead has become so popular with hikers that Whittier officials created a preferential parking district to protect nearby homeowners complaining about hikers taking up parking spaces on nearby streets.

The district now includes more than 800 households on streets stretching down from the hills to Broadway.

Plus there's the problem of hikers queuing up in the morning to enter the parking lot before it opens and backing up traffic into the intersection of Orange Drive.

"When we open up the parking lot, we end up with 25 cars waiting for the gate to open," authority board Chairman Michael Hughes said in a Wednesday telephone interview. "Ken has to get there half an hour early and guide traffic into the parking lot. It makes it a mess for local people," Hughes said, referring to Ken Hughes, the deputy chief ranger (no relation). "It's just absolute chaos in the morning and on weekends."

More money needed

As a result, the Habitat Authority needs more money to pay for additional ranger time to open, close and patrol the area, Hughes said.

A figure of \$86,000 was mentioned at a May 19 board meeting, but Gullo said she is looking for ways to reduce the cost. That money could come from the city and is under discussion.

Whittier City Manager Brian Saeki suggested closing the parking lot to cars but opening the trailhead.

"You could make it into a passive exercise area," Saeki said.

"If the lot weren't available and you had to walk in, there still would be parking issues we have," Saeki said. "But that could take care of some of that need and requirement for extra dollars."

One hiker who lives on Rose Drive and who pushed for the preferential parking district said closing the parking lot might help.

"That sounds good if it doesn't create a problem for backup of cars, traffic and pedestrians," Diane Britton said. "Ideally, I'd like to see if there can be a control on the number of people who have access to hike in the park."

Views of a hiker

Jeff Nickell, a biker and hiker — Hellman Park was closed to biking — said he has no problems with closing the parking lot.

"It's a reasonable compromise to have Hellman Park be a pedestrian-access- only location," Nickell said. "It would be the same as the Turnbull Canyon entrance. There's really no parking there."

He wants to see Hellman reopened. "Opening Hellman certainly provides access to the hills to another part of the community that otherwise has a pretty lengthy drive to get to some other part of the hills," he said.

Other trailheads now open include Arroyo Pescadero, Hacienda Hills, Powder Canyon, Sycamore and Turnbull Canyon.