

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

The regular meeting of the Board of Directors, September 21, 2023, at 3:00 p.m. will take place in-person and also available for remote access. Members of the public can observe and participate in the meeting as follows:

In-person: **Joint Administration Office of the County Sanitation Districts of Los Angeles County
1955 Workman Mill Road, Whittier California 90601**

Location: **Room information to be provided at 1955 Workman Mill Road on the day of the meeting.**

And remotely via Zoom by joining at this address: <https://us02web.zoom.us/j/3397206095>
Zoom ID **339 720 6095**

PUBLIC COMMENTS: Members of the public may provide electronic comments by 3:00 pm on Wednesday, September 20, 2023 before the meeting to info@HabitatAuthority.org. Please label the email in the subject heading as “Public Comments”. Public comments may also be verbally heard during item #1 of the meeting, either in person or via Zoom.

Agency	Director	Alternate
County of Los Angeles	SULIC, Chair	YOKOMIZO
City of Whittier	MARTINEZ	MARTINEZ
Hacienda Heights Improvement Association	YIP	MONARES
Sanitation Districts of Los Angeles County	FERRANTE, Vice Chair	REVILLA

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

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

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

1. Receipt of Public Comments. Members of the public may address the Board of Directors on any topic within the jurisdiction of the Habitat Authority, or any item shown on the agenda.
2. Report by Authority’s Citizens Technical Advisory Committee.

3. Consent Calendar:
 - a. Approval of Authority Regular Meeting Minutes of August 17, 2023.
 - b. Receive and file July and August 2023 Mountains Recreation and Conservation Authority (MRCA) Ranger Reports.
 - c. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for July and August 2023 prepared by the County of Los Angeles Treasurer and Tax Collector.
 - d. Receive and file information about Authority volunteers recognized for their contributions: Pam Hill, Tom Merlino, and Lee Willard.
4. Update, discussion and possible action regarding potential in-lieu fee mitigation restoration project of 12 acres of habitat on the Authority's properties.
5. Pending litigation – Initiation of litigation. Based on existing facts and circumstances, the legislative body of the local agency has decided to initiate or is deciding whether to initiate litigation. (2 potential cases). (Gov't Code Section 54956.9(d)(4).)
6. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8267-014-904, 8267-014-906 commonly known as the Diaz/Old Coach property and APN 8266-002-901, Powder Canyon. 1) Negotiations for an easement over approximately 1/10th of an acre of the property for heli-hydrant easement, and 2) Negotiations regarding La Habra Road vacation and a portion to be dedicated to the City of La Habra Heights for a fire access easement. Negotiating parties include Board Chair or Vice Chair, Executive Director, and City of La Habra Heights. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
7. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8266-002-901 and 8269-003-900. Negotiating parties include Board Chair, Executive Director, and Rowland Water District. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
8. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8239-045-902 and 8239-047-902. Negotiations for an access easement over the property. Negotiating parties include Board Chair, Executive Director, and Coast Community College. (This item can be heard in closed session pursuant to Government Code Section 54956.8 regarding real estate negotiations.)
9. Instruction to negotiators on property negotiations for Assessor Parcel Numbers 8267-017-900, 8267-017-905, 8267-017 906, and 8267-018-909 located along Harbor Boulevard. Negotiations for RMX Resources LLC., to Quitclaim to Habitat Authority all its rights, title, and interest and reserve easement for certain rights and pipelines. Negotiating parties include Board Chair or Vice Chair, Executive Director, Los Angeles County, and RMX Resources, LLC.
10. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
11. Adjournment and announcement of next meeting.

Draft Minutes of Regular Meeting – August 17, 2023
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

This meeting was held at the Joint Administration Office of the County Sanitation Districts of Los Angeles County: 1955 Workman Mill Road, Whittier, CA 90601

And remotely for members of the public via Zoom at this address:
<https://us02web.zoom.us/j/3397206095>, Zoom ID 339 720 6094

Before the meeting started, Chair Sulic administered the Oath of Office to Gabriel Monares.

At 3:01 p.m., the meeting was called to order and a roll call was taken.

From Sanitation Districts of Los Angeles County:

Absent

From Hacienda Heights Improvement Association:

Present: Andrew Yip, Director

From City of Whittier:

Present: Councilmember Jessica Martinez, Director

From County of Los Angeles

Present: Ivan Sulic, Chair

Authority representatives present:

- Andrea Gullo, Authority Executive Director
- Michelle Mariscal, Authority Ecologist
- Marlyn Barajas, Authority Board Secretary
- Elena Gerli, Esq., Aleshire & Wynder LLP, Authority Counsel
- Kenn Hughes, Mountains Recreation and Conservation Authority, Deputy Chief Ranger

Chair Sulic moved agenda Item 11 to be discussed first during Closed Session, and Director Yip seconded, and the Board agreed to make this adjustment.

1. RECEIPT OF PUBLIC COMMENTS. MEMBERS OF THE PUBLIC MAY ADDRESS THE BOARD OF DIRECTORS ON ANY TOPIC WITHIN THE JURISDICTION OF THE HABITAT AUTHORITY, OR ANY ITEM SHOWN ON THE AGENDA.

There were no public comments.

2. ACKNOWLEDGEMENT OF ANDREW YIP AS BOARD MEMBER AND GABRIEL MONARES AS ALTERNATE DIRECTOR AS THE HACIENDA HEIGHTS' REPRESENTATIVES APPOINTED BY SUPERVISOR SOLIS.

The appointment of Andrew Yip as Director and Gabriel Monares as Alternate Director as Hacienda Heights' representatives to the Board was acknowledged.

3. CONSENT CALENDAR:

Draft Minutes of Regular Meeting – August 17, 2023
BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

- a. **Approval of Authority Special Meeting Minutes of July 20, 2023.**
- b. **Receive and file Authority’s Wells Fargo account reconciliation reports.**
- c. **Receive and file Receipts and Disbursements for the Authority for the quarter ending June 30, 2023, as submitted by the Los Angeles County Department of Auditor-Controller.**

Director Matinez motioned to approve items a through c and Director Yip seconded the motion. In a vote, the motion passed unanimously.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF RECOMMENDATION FOR APPOINTMENT OF CITIZENS TECHNICAL ADVISORY COMMITTEE MEMBERS FROM SUPERVISOR SOLIS OF JOHN FORD TERM THROUGH 2/1/25, AND THE CITY OF WHITTIER FOR MICHELLE PEKKO-SEYMOURE TERM THROUGH 2/1/25, SHELLEY ROMANOFF-ANDROS TERM THROUGH 2/1/26, DR. JANIS CAVANAUGH TERM THROUGH 2/1/27.

Dr. Janis Cavanaugh, present at the meeting, expressed joy in representing the City of Whittier as a member of the Citizens Technical Advisory Committee if appointed.

Director Martinez motioned to approve the recommended appointed members to the Citizens Technical Advisory Committee. Director Yip seconded the motion, and in a vote, the motion passed unanimously.

5. DISCUSSION AND POSSIBLE ACTION APPROVING AUTHORITY RESOLUTION 2023-05 ENTITLED ESTABLISHING THE SALARY, BENEFITS AND MANAGEMENT FOR EMPLOYEES (THIS RESOLUTION TO BE READ BY TITLE ONLY, FURTHER READING BEING WAIVED), AND AMEND THE AUTHORITY BUDGET AS NECESSARY.

Executive Director Gullo provided a report. There was discussion.

Director Martinez motioned to approve Authority Resolution 2023-05 Entitled Establishing the Salary, Benefits and Management for Employees and amend the Authority budget as necessary. Director Yip seconded the motion, and in a vote, the motion passed unanimously.

6. *CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION. BASED ON EXISTING FACTS AND CIRCUMSTANCES, THE BOARD HAS DECIDED TO INITIATE OR IS DECIDING WHETHER TO INITIATE LITIGATION (1 POTENTIAL CASE). (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A), (D)(4).)

Draft Minutes of Regular Meeting – August 17, 2023
BOARD OF DIRECTORS
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY

At 3:17 p.m. Chair Sulic moved to continue the discussion of items 6 through 11 in Closed Session.

- 7. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8267-014-904, 8267-014-906 COMMONLY KNOWN AS THE DIAZ/OLD COACH PROPERTY AND APN 8266-002-901, POWDER CANYON. 1) NEGOTIATIONS FOR AN EASEMENT OVER APPROXIMATELY 1/10TH OF AN ACRE OF THE PROPERTY FOR HELI-HYDRANT EASEMENT, AND 2) NEGOTIATIONS REGARDING LA HABRA ROAD VACATION AND A PORTION TO BE DEDICATED TO THE CITY OF LA HABRA HEIGHTS FOR A FIRE ACCESS EASEMENT. NEGOTIATING PARTIES INCLUDE BOARD CHAIR OR VICE CHAIR, EXECUTIVE DIRECTOR, AND CITY OF LA HABRA HEIGHTS. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 REGARDING REAL ESTATE NEGOTIATIONS.)**
- 8. INSTRUCTION TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8266-002-901 AND 8269-003-900. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND ROWLAND WATER DISTRICT. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 REGARDING REAL ESTATE NEGOTIATIONS.)**
- 9. INSTRUCTIONS TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8239-045-902 AND 8239-047-902. NEGOTIATIONS FOR AN ACCESS EASEMENT OVER THE PROPERTY. NEGOTIATING PARTIES INCLUDE BOARD CHAIR, EXECUTIVE DIRECTOR, AND COAST COMMUNITY COLLEGE. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 REGARDING REAL ESTATE NEGOTIATIONS.)**
- 10. INSTRUCTIONS TO NEGOTIATORS ON PROPERTY NEGOTIATIONS FOR ASSESSOR PARCEL NUMBERS 8267-017-900, 8267-017-905, 8267-017 906, AND 8267-018-909 LOCATED ALONG HARBOR BOULEVARD. NEGOTIATIONS FOR RMX RESOURCES LLC., TO QUITCLAIM TO HABITAT AUTHORITY ALL ITS RIGHTS, TITLE, AND INTEREST AND RESERVE EASEMENT FOR CERTAIN RIGHTS AND PIPELINES. NEGOTIATING PARTIES INCLUDE BOARD CHAIR OR VICE CHAIR, EXECUTIVE DIRECTOR, LOS ANGELES COUNTY, AND RMX RESOURCES, LLC.**
- 11. PENDING LITIGATION – INITIATION OF LITIGATION. BASED ON EXISTING FACTS AND CIRCUMSTANCES, THE LEGISLATIVE BODY OF THE LOCAL AGENCY HAS DECIDED TO INITIATE OR IS DECIDING WHETHER TO INITIATE LITIGATION. (GOV'T CODE SECTION 54956.9(D)(4).)**

At 4:40 p.m. Chair Sulic moved to end Closed Session and the Open Session recommenced.

Items 6 through 11 were discussed and no reportable action was taken.

Draft Minutes of Regular Meeting – August 17, 2023
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

12. BOARD MEMBERS’ STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF, AND EXECUTIVE DIRECTOR’S COMMENTS.

Executive Director Gullo highlighted a \$2,000 donation made by Letty Brooks, a long-time supporter of the Habitat Authority. Chair Sulic and the Board expressed their gratitude for this donation.

Executive Director Gullo called attention to the letter of support by the Habitat Authority sent to the Conservation Corps of Long Beach for their application of a grant from the Rivers and Mountains Conservancy. Also, she commented on her hopes to work with both the Conservation Corps of Long Beach and the San Gabriel Valley Conservation Corps.

Chair Sulic made comments regarding the qualifications of a wildlife corridor. There was discussion.

13. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments, or business to be discussed, Chair Sulic adjourned the meeting at 4:46 p.m. The next regularly scheduled meeting is on September 21, 2023.

Approved:

Ivan Sulic, Board Chair

Marlyn Barajas, Board Secretary



August 31, 2023

**Puente Hills Habitat Preservation Authority
Ranger Services Activities for July and August 2023**

- Continued general patrol for: providing visitor information, identifying hazardous conditions and correcting illegal activity.
- Continued general maintenance for: graffiti removal, vandalism repair, litter and dumping removal, fence and gate repairs, sign installations and repairs and trail maintenance.
- Provided extra patrol for July 4th. Coordinated with Habitat Authority staff, Whittier Police, L.A. County Sheriff, L.A., County Fire, Whittier CERT Team and Grande Vista residents. Met with La Habra Heights Fire and La Habra Heights Fire Watch. Posted several Habitat Authority volunteers at critical locations to prevent entry to the preserve and watch for illegal fireworks.
- Responded to a fire on Turnbull Canyon. Rangers kept the Habitat Authority staff updated. Prepared to evacuate the goats. L.A. County Fire extinguished the fire quickly. Approximately one acre.
- Participated in the Hacienda Heights annual 4th of July parade. Citizens Technical Advisory Committee Chair Matthew Liang rode with the ranger.
- Responded to a fire on Turnbull Canyon/Los Lomitas. Not on Habitat Authority property. Made contact with L.A. County Fire incident command. Notified Habitat Authority.
- Ranger vehicles were fitted with new updated water tanks and fire apparatus prior to July 4th.
- Attended the Puente Hills Habitat Preservation Authority (Habitat Authority) Board meeting.
- Received the long awaited tractor/mower from the Rivers and Mountains Conservancy Grant.
- Participated in the Habitat Authority monthly management meeting.

- Participated in our ranger monthly management meeting.
- Attended Habitat Authority volunteer meeting.
- Working with Habitat Authority to schedule Jr Ranger programs.
- Monitoring all fuel modification efforts in Whittier, La Habra Heights and Hacienda Heights. Working with City and County officials, contractors and Habitat Authority staff. All clearance was completed.
- Continue to notify the Habitat Authority staff of all unsuccessful animal road crossings that are observed at or near Habitat Authority property. During the months of July and August no animals were observed.
- Continue to conduct perimeter patrols of all property for fence damage, illegal access points, rope swings, and encroachments.
- Provided early morning patrol at Hacienda Heights for early hikers prior to opening.
- Inspected property adjacent to Habitat Authority property for encroachment and new construction plans.
- Continue to monitor the Harbor underpass with no illegal activity to report.
- Continue to check on the goat operations at Turnbull Canyon and Powder Canyon.
- Continue to pick up dog defecation at all the trailheads. Installed a doggy bag holder at Arroyo Pescadero Trailhead. Habitat Authority volunteers monitored the dog defecation before the bag installation and continued to monitor after the bag installation to determine the effectiveness.
- Removed tree branches that fell into neighbors yard in Hacienda Heights.
- Removed branches in the road at Orange Drive in Whittier.
- Contracted the removal of a large tree that fell on a gazebo in a neighbor's yard in Hacienda Heights.
- Removed large fallen branches blocking the Ahwingna ADA Trail in Hacienda Heights.
- Removed large fallen eucalyptus branch from the Bob Henderson Loop Trail.

- Removed large tree blocking the Powder Cyn Trail. Worked with Habitat Authority staff to schedule contractor to remove large fallen tree blocking the Grey Squirrel Trail.
- Repaired sign at Powder Canyon.
- Contacted a neighbor in Hacienda Heights that her domestic rabbits are digging under her fence and entering the Preserve.
- Continue to patrol the SCE, Brea 57 site and Monterey mitigation sites in Powder Canyon and the Olinda site in Arroyo San Miguel.
- The Preserve was closed for two days due to Hurricane Hilary.
- Due to safety concerns and overcrowding at the Turnbull Canyon entrance this summer we worked with the owner of the property and Whittier Police Dept. to secure the vacant lot that is next to the entrance. We had to re-secure the chain twice in July.
- Repaired the fire gate at the Elderberry entrance again in July due to vandalism.
- Contact with a homeless at Arroyo Pescadero. Called L.A County Fire. Subject was cited for an existing warrant and transported to the hospital for a leg injury.
- Continue monitoring the surveillance cameras at various trailheads in attempt to catch the vehicle break-in perpetrators. We are also coordinating with Whittier Police and L.A. County Sheriff.
- Continue to contact the Los Angles County Department of Street Maintenance regarding the graffiti along Turnbull Canyon Road.
- Picked up dumping including:
 - A safe at the Ford property.
 - Debris at Arroyo San Miguel.
 - Debris on Fullerton Road.
- Continue to check and re-post trail closure signs and rope-fence at unauthorized trails and restoration areas in Turnbull Canyon, Worsham Canyon, Powder Canyon and Hellman Park.
- Received several service calls during the months of July and August to our 24-hour ranger emergency services number including:
 - Several calls for hikers locked in Hellman Park.
 - Several calls inquiring about Preserve hours.
 - Resident reporting a fallen branch in her yard.

- Subject lost their wallet in Turnbull Canyon.
 - Cars parked at the Hacienda Hills Trailhead before opening.
 - Trailer parked at the Hacienda Hills Trailhead before opening.
 - Reporting a goat was outside the fence.
 - Reporting a bright light in Hellman Park.
 - Reporting a cat at the top of a power pole in Turnbull Canyon.
 - Reporting people smoking at the Black Walnut Trail.
 - Reporting the smell of smoke at the top of Old Canyon.
 - Reporting large branch fell in the road at Powder Canyon.
 - Reporting a loose pitbull in Powder Canyon.
 - Reporting trash dumping on Fullerton Road.
 - Reporting a homeless sleeping at the Turnbull Canyon gate.
 - Resident in Hacienda Heights inquiring about brush clearance.
 - Resident reporting that a tree fell on her gazebo in Hacienda Heights.
 - Resident reporting a dry tree behind her house at Aurora Crest in Whittier.
- Dealt with various violations including:
 - In the Preserve after hours at Hacienda Heights, Hellman Park, Powder Cyn. and Arroyo Pescadero.
 - Parking violations at Powder Canyon, Arroyo Pescadero, Hacienda Hills Trailhead, Sycamore Canyon and Ford property.
 - Loud music in Turnbull Canyon, Powder Canyon, Arroyo Pescadero and Hacienda Hills.
 - Subject cutting cactus pads at the Ford property.
 - Warn and advise electric bikes in Powder Canyon.
 - Dogs in Sycamore Canyon.
 - Dogs off leash at Hacienda Hills, Arroyo Pescadero and Powder Canyon.
 - Filming at Arroyo Pescadero.
 - Bikes in Arroyo Pescadero and Sycamore Canyon.
 - Continue to work closely with Executive Director Andrea Gullo on various projects and assignments as requested.

If you have any questions, or would like any additional information, please feel free to contact me anytime. Thank you.

Sincerely,

K E Hughes

Kenn Hughes
Deputy Chief Ranger



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) 974-3385 Fax: (213) 626-1701
ttc.lacounty.gov and propertytax.lacounty.gov

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

August 10, 2023

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

Email: agullo@habitatauthority.org

Dear Andrea Gullo:


PUENTE HILLS HABITAT PRESERVATION AUTHORITY MONTHLY INVESTMENT REPORTS

Enclosed are the Puente Hills Habitat Preservation Authority Portfolio Income Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Detail Report for the month ended July 31, 2023, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

KEITH KNOX
Treasurer and Tax Collector



Jennifer Koai
Operations Chief

JK:ML:mp

Enclosures

c: Marlyn Barajas

Income Report - PHHPA

07/01/2023 - 07/31/2023

Specific Purpose Invest Agg (299402)

Dated: 08/01/2023

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FEDERAL FARM 2.500 07/29/41 '23	3133EMW65	2.500	22,675,000.00	283,437.50	0.00	0.00	47,239.58	0.00	47,239.58
1038232492	FHLBANKS D NOTE 11/15/23	313384PG8	0.000	4,000,000.00	0.00	17,222.22	0.00	0.00	0.00	17,222.22
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lots without MMF Collapse.

Custom Position Report - PHHPA

As of 07/31/2023

Specific Purpose Invest Agg (299402)

Dated: 08/01/2023

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
1038232492	FHLBANKS D NOTE 11/15/23	313384PG8	0.000	11/15/2023	5.128	4,000,000.00	3,941,111.11	3,900,000.00	41,111.11
821801198	FEDERAL FARM 2.500 07/29/41 '23	3133EMW65	2.500	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	0.00
821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "PHHPA". * Weighted by: PAR Value. * Holdings Displayed by: Lots without MMF Collapse.

Purchase Detail Report - PHHPA

Specific Purpose Invest Agg (299402)

07/01/2023 - 07/31/2023

Dated: 08/01/2023

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 07/01/2023 and Settle Date ≤ 07/31/2023 and LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.
 * Purchased Accrued Income = -[Purchased Accrued Income], Summary Calculation: Sum. * Settlement Amount = [Ending Original Cost]+(-[Purchased Accrued Income]), Summary Calculation: Sum.

Chronological Report - PHHPA

07/01/2023 - 07/31/2023

Specific Purpose Invest Agg (299402)

Dated: 08/07/2023

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
PHHPA	821801198	FEDERAL FARM 2.500 07/29/41 '23	07/29/2023	07/29/2041	0.00	0.00	0.00	0.00	283,437.50
PHHPA	821801198	FEDERAL FARM 2.500 07/29/41 '23	07/29/2023	07/29/2041	0.00	0.00	0.00	0.00	283,437.50

* Filtered By: LA Fund Number = "PHHPA" and Status = Entry. * Weighted by: Absolute Value of Principal Amount. * MMF transactions are collapsed. * Trade transactions are expanded. * Cash Entry transactions are expanded.

* Change In Current FV = (IF([Transaction Type]='Buy'),[Original Units],0)+(IF([Transaction Type]='Maturity'),[Original Units],0), Summary Calculation: Sum. * Purchases = IF([Transaction Type]='Buy'),[Original Units],0, Summary Calculation: Sum. * Maturities/Redemption = IF([Transaction Type]='Maturity'),[Original Units],0, Summary Calculation: Sum.



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) 974-3385 Fax: (213) 626-1701
ttc.lacounty.gov and propertytax.lacounty.gov

Board of Supervisors

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First District

HOLLY J. MITCHELL
Second District

LINDSEY P. HORVATH
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

September 6, 2023

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

Email: agullo@habitatauthority.org

Dear Andrea Gullo:


PUENTE HILLS HABITAT PRESERVATION AUTHORITY MONTHLY INVESTMENT REPORTS

Enclosed are the Puente Hills Habitat Preservation Authority Portfolio Income Report (Earnings Report), Custom Position Report, Purchase Detail Report, and Chronological Detail Report for the month ended August 31, 2023, for your review and reference.

Should you have questions, you may contact Ms. Marivic Liwag, Assistant Operations Chief, of my staff at (213) 584-1252, or mliwag@ttc.lacounty.gov.

Very truly yours,

KEITH KNOX
Treasurer and Tax Collector



Jennifer Koai
Operations Chief

JK:ML:eh

Enclosures

c: Marlyn Barajas

Income Report - PHHPA

08/01/2023 - 08/31/2023

Specific Purpose Invest Agg (299402)

Dated: 09/01/2023

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	PAR Value	Interest/Dividend Received	Accretion Income	Amortization Expense	Interest Income	Net Gain/Loss	Net Income
821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	3134GWSD9	2.000	9,500,000.00	95,000.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FEDERAL FARM 2.500 07/29/41 '23	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
1038232492	FHLBANKS D NOTE 11/15/23	313384PG8	0.000	4,000,000.00	0.00	17,222.22	0.00	0.00	0.00	17,222.22
---	---	---	1.997	36,175,000.00	95,000.00	17,222.22	0.00	63,072.91	0.00	80,295.13

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lots without MMF Collapse.

Custom Position Report - PHHPA

As of 08/31/2023

Specific Purpose Invest Agg (299402)

Dated: 09/01/2023

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
1038232492	FHLBANKS D NOTE 11/15/23	313384PG8	0.000	11/15/2023	5.128	4,000,000.00	3,958,333.33	3,900,000.00	58,333.33
821801198	FEDERAL FARM 2.500 07/29/41 '23	3133EMW65	2.500	07/29/2041	2.500	22,675,000.00	22,675,000.00	22,675,000.00	0.00
821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
---	---	---	2.092	02/29/2040	2.659	36,175,000.00	36,133,333.33	36,075,000.00	58,333.33

* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: LA Fund Number = "PHHPA". * Weighted by: PAR Value. * Holdings Displayed by: Lots without MMF Collapse.

Purchase Detail Report - PHHPA

Specific Purpose Invest Agg (299402)

08/01/2023 - 08/31/2023

Dated: 09/01/2023

<i>LA Fund Number</i>	<i>Original Lot ID</i>	<i>Description</i>	<i>Settle Date</i>	<i>Final Maturity</i>	<i>Coupon Rate</i>	<i>PAR Value</i>	<i>Principal</i>	<i>Purchased Accrued Income</i>	<i>Settlement Amount</i>
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date ≥ 08/01/2023 and Settle Date ≤ 08/31/2023 and LA Fund Number = "PHHPA". * Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

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

Chronological Report - PHHPA

08/01/2023 - 08/31/2023

Specific Purpose Invest Agg (299402)

Dated: 09/01/2023

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
PHHPA	821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	08/27/2023	08/27/2043	0.00	0.00	0.00	0.00	95,000.00
PHHPA	821801196	FREDDIE MAC 2.000 08/27/43 '23 MTN	08/27/2023	08/27/2043	0.00	0.00	0.00	0.00	95,000.00

* Filtered By: LA Fund Number = "PHHPA" and Cash Affecting Amount = 0.00. * Weighted by: Absolute Value of Principal Amount. * MMF transactions are collapsed. * Trade transactions are expanded. * Cash Entry transactions are expanded.


* Change In Current FV = (IF([Transaction Type]='Buy',[Original Units],0)+(IF([Transaction Type]='Maturity',[Original Units],0)), Summary Calculation: Sum. * Purchases = IF([Transaction Type]='Buy',[Original Units],0), Summary Calculation: Sum. * Maturities/Redemption = IF([Transaction Type]='Maturity',[Original Units],0), Summary Calculation: Sum.

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

MEMORANDUM

Date: September 21, 2023

To: Board Members

From: 
Andrea Gullo, Executive Director

Subject: Agenda Item No. 3d) Receive and file information about Authority volunteers recognized for their contributions: Pam Hill, Tom Merlino, and Lee Willard.

Recommendation:

That the Board receive and file information about the above volunteers receiving special recognition.

Background:

Three outstanding volunteers -- Pam Hill, Tom Merlino, and Lee Willard -- were recognized for their valuable contributions for the Authority on September 16, 2023.

As you know, our volunteers' time is extremely valuable in helping the Authority maintain its trails, host Meetup.com and process the wildlife camera digital photos. The Authority volunteer program is made up of a group of very talented and conscientious individuals that are helping to promote the agency's mission and stewardship of the Authority's Puente Hills Preserve.

The attached is a description of the volunteer-of-the-year award winners and their valuable contributions. We ask that the volunteers contribute at least 48 hours annually, and all of these recognized volunteers contributed many more than that this past fiscal year.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

2023 VOLUNTEER AWARD RECIPIENTS

SPECIAL RECOGNITION FOR CONTRIBUTIONS

Pam Hill

Pam Hill is a Whittier resident and teaches geology at California State University, Long Beach, but still finds the time to hike and trail watch in the Preserve. She has been a docent volunteer since 2015 and was unofficially reporting her observations to us on her many hikes in the hills until completing her Trail Watch training in 2017. Pam was previously recognized for her outstanding volunteer services in 2016, 2018 and 2021. This past fiscal year she put in the **most volunteer hours overall** by logging **86.18** hours primarily as a Trail Watch volunteer. We don't know how she does it, but we very much appreciate it!

Tom Merlino

Tom Merlino, a resident of Whittier, joined the Authority's volunteer team in 2019 and received our Overall Volunteer of the Year recognition that same year. He went onto receive an appreciation award in 2020, as well. Tom has continued that good work this year, dedicating over 48 hours towards processing the images collected by the wildlife study's trail cameras. The ecologist has come to rely on his steadfast devotion to processing images, thus making him an asset to the wildlife camera study team. Tom has also stepped up to be the administrator for the Habitat Authority's Meetup.com monthly public hikes, which has greatly helped the staff. He volunteered **71.75** hours overall.

Lee Willard

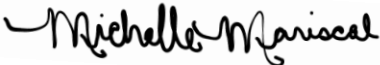
Lee Willard lives in Whittier and first began volunteering for the Habitat Authority in 2011 as a docent. The following year he completed Trail Watch training and has since spent countless hours hiking the trails and reporting back to rangers. Lee loves our hills and has long been active with Hills for Everyone, Friends of the Whittier Hills and Sierra Club. In 2012 and 2018, Lee was awarded our Trail Watch Volunteer of the Year. This past year he donated **60.50** precious hours in helping the rangers keep the Preserve trails safe and clean. He is an asset to our Trail Watch program and we greatly appreciate his service!

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

MEMORANDUM

Date: September 21, 2023

To: Andrea Gullo, Executive Director

From: 
Michelle Mariscal, Ecologist

Subject: Agenda Item No. 4) Update, discussion and possible action regarding potential in-lieu fee mitigation restoration project of 12 acres of habitat on the Authority's properties

Recommendation:
Receive and file.

Background:

A new in-lieu fee mitigation project is before the Board for consideration. The project needing mitigation is the Montebello Hills Development and Conservation Project, a housing development, in the city of Montebello, Los Angeles County. The development is adjacent to the Whittier Narrows Recreation Area and approximately 2.3 miles from the western-most border of the Puente Hills Preserve. In accordance with section 10 of the Endangered Species Act of 1973, the US Fish and Wildlife Service (USFWS) advised that the project's permanent impacts to habitat suitable for the coastal California gnatcatcher be offset through enhancement, creation and permanent conservation of coastal sage scrub (CSS) habitat, the majority of which will occur onsite. The remaining acreage that cannot be accommodated onsite (anticipated to be approximately 12 acres) is proposed to occur within designated gnatcatcher critical habitat on the Puente Hills Preserve. The exact location within the Preserve is still being determined.

The overall budget will be finalized once a site has been confirmed but is expected to result in a payment to the Habitat Authority of approximately \$2.4 million to implement the restoration, including the access fee (\$240,000). Consistent with past Authority projects, the access fee for CSS mitigation is \$20,000 per acre. Additionally, the Project Proponent (Toll Brothers) would need to make a deposit with a community foundation to create a long-term endowment to manage the site.

Habitat Restoration

Restoration costs were estimated based in part on quotes from outside contractors. A habitat restoration plan will need to be developed shortly after execution of the agreement in coordination with USFWS. The restoration is expected to include two years of grow and kill cycles prior to plant installation and five years of site maintenance thereafter, or until success criteria have been achieved. As with the previous Authority mitigation projects, by executing the Mitigation Agreement the Authority will be committing to

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implementing the mitigation for the Project Proponent and meeting success criteria using the above-mentioned funding. Except in the case of *force majeure* (occurrences beyond the reasonable control of a party), the Project Proponent would not be responsible for any further financial contributions.

In developing the cost estimate, staff requested proposals directly from Land IQ for biological monitoring and from Nakae and Associates for the landscaping services. Staff would be requesting that non-bid contracts be executed upon the approval, execution and associated payment of the Mitigation Agreement between the Project Proponent and the Authority. Noncompetitive procurement in this case would be in the best interest of the Authority.

Land IQ and Nakae are recommended as non-bid contractors because (1) the proposed consultants are known to possess the needed experience and qualifications as they have successfully implemented several landscape contracts, and are the most satisfactory for Habitat Authority purposes, (2) the project under consideration is unique and specialized enough that a low bid would entail undue risk, (3) the proposed consultants are uniquely familiar with the Habitat Authority's Preserve, and (4) this proposed project will likely tie into existing irrigation installed and operated by Nakae for other Authority mitigation projects and use of this irrigation by another contractor could jeopardize current projects. Their services are offered at fair and reasonable prices. Therefore, they are the most satisfactory for Authority purposes.

Conservation Easement

Conveyance of a conservation easement for the 12 acres of coastal sage scrub to an appropriate entity will be required. The Watershed Conservation Authority (WCA), a local joint powers authority, has been identified in the past as an acceptable entity. The same terms and wording of the conservation easement used for the most recent mitigation project, Brea 57 Lambert, would be expected to be used for this new project. A survey and legal description can commence after the site has been cleared. The Authority typically has two years to record the easement from the effective date of the agreement.

Long-term Management Plan (LTMP)

The Authority will draft a LTMP for USFWS approval. Long-term management of the site would be funded by an endowment in favor of the Authority established by the Project Proponent with The San Diego Foundation that would annually generate approximately \$43,500 plus 2.5% projected inflation. This funding would be self-sustaining with the assumption that it will not be accessed until success criteria have been met. The beginning corpus for the endowment is still being determined. Annual reports will need to be submitted to The San Diego Foundation and USFWS for annual release of the management funds with the USFWS' approval. The annual endowment funds will need to be spent in accordance with the Long-term Management Program. The endowment will not be owned by the Authority, however the Authority will be the recipient of the annual returns. There is built-in flexibility in the Long-term Management Program to adjust management activities as site conditions warrant and as endowment funds are available. An endowment will also be created for the conservation easement

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holder in order for them to monitor that the conservation resources of the site are protected.

The following is a summary of tasks to complete should the Authority move forward with this project:

Tasks

- Identify restoration site location.
- Mitigation Agreement between Habitat Authority (HA) and Project Proponent. Needs HA Board approval.
- Conservation Easement draft document between WCA (expected) and Habitat Authority. Needs HA Board approval.
- Long-term Management Plan. USFWS approval needed.
- The San Diego Foundation Endowment Agreements with Project Proponent. Needs HA Board approval.
- HA hire consultants and contractors. Needs HA Board approval.
- Phase I Environmental Site Assessment (ESA)
- Habitat Restoration Plan. USFWS approval needed.

Further Information

The mitigation program proposed above is consistent with the Authority’s Resource Management Plan and mission. It will result in acreage in the Preserve that currently consists of non-native vegetation to be restored to native habitat. This in turn will increase the biodiversity of the Habitat Authority’s Preserve. Long-term management and protection of the 12 acres of coastal sage scrub, which could be capable of supporting the federally protected coastal California gnatcatcher, will be ensured by the associated long-term management endowment and conservation easement.

With final action from the Habitat Authority and the Project Proponent, the current estimated anticipated schedule with all the restoration and monitoring/reporting activities would be as follows:

Fiscal Year	Restoration Activity	Monitoring/Reporting
July 2023 to June 2024	Site prep year 1: May 2024 to June 2024	Hire consultants/contractors, develop Habitat Restoration Plan, conduct Phase 1 ESA, order seeds
July 2024 to June 2025	Site Prep Year 1: July 2024 to April 2025; Site Prep Year 2: May 2025 to June 2025	
July 2025 to June 2026	Site Prep Year 2: July 2025 to January 2026; Installation Feb/March 2026; 120-day Plant Establishment Period (PEP) March-June 2026	Establishment Monitoring May/June 2026

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July 2026 to June 2027	Maintenance Year 1	Installation and Establishment Report Dec 2026; April 2027 Year 1 Performance Monitoring
July 2027 to June 2028	Maintenance Year 2	Year 1 Annual Report Dec 2027; April 2028 Year 2 Performance Monitoring
July 2028 to June 2029	Maintenance Year 3	Year 2 Annual Report Dec 2028; April 2029 Year 3 Performance Monitoring
July 2029 to June 2030	Maintenance Year 4	Year 3 Annual Report Dec 2029; April 2030 Year 4 Performance Monitoring
July 2030 to June 2031	Maintenance Year 5	Year 4 Annual Report Dec 2030; April 2031 Year 5 Performance Monitoring
July to Dec 2031		Year 5 Annual Report Dec 2031 – Sign-off

Fiscal Impact:

This project is expected to have no negative fiscal impact. The access fees would be a gain of \$240,000 for the Authority.