

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

The special meeting of the Board of Directors, May 15, 2025, at 10 a.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 for members of the public 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 p.m. on Wednesday, May 14, 2025, 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	PACHECO, Vice Chair	MARTINEZ
Hacienda Heights Improvement Association	GARCIA	MONARES
Sanitation Districts of Los Angeles County	FERRANTE,	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 562.945.9003 at least 48 hours prior to meeting.

Pursuant to Section 54956 of the Government Code the Puente Hills Habitat Preservation Authority (Authority), a Special 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 on the agenda.
2. Report by Authority's Citizens Technical Advisory Committee.
3. Consent Calendar:
 - a. Approval of Authority Meeting Minutes of March 20, 2025.
 - b. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for March and April 2025 prepared by the County of Los Angeles Treasurer and Tax Collector.
 - c. Receive and file Authority's Wells Fargo account reconciliation quarterly report.
 - d. Receive and file Receipts and Disbursements for the Authority for the quarters ending December 31, 2024, and March 31, 2025, as submitted by the Los Angeles County Department of Auditor-Controller.
 - e. Adopt Authority Resolution 2025-02 Certifying Completion of the Puente Hills Fuels Reduction and Wildfire Prevention Round Two (RMC 21027) grant.
 - f. Adopt the annual County of Los Angeles Treasurer and Tax Collector Investment Policy Statement dated March 11, 2025. Adoption of an investment policy is a requirement of the Memorandum of Understanding (MOU) dated May 2011 between the Authority and Los Angeles County Treasurer and Tax Collector for specific purpose investments.
 - g. Ratification of payment for invoice 25-2180 from the Los Angeles County Registrar-Recorder/County Clerk in the amount of \$373,935.52 for costs associated with the November 2024 general election and ballot processing, and to amend the agency budget as necessary.
4. Discussion and action authorizing the Executive Director execute Memorandum of Understanding Between the Puente Hills Habitat Preservation Authority and the City of Whittier Relating to Fuel Modification Activity for Various City Public Works Facilities on city owned parcels not already included in a management agreement with the Authority.
5. Report from Board subcommittee, discussion and possible direction regarding establishing a fiscal oversight advisory committee associated with the Community Facilities District No. 2024-01, including approval of Resolution 2025-03, and associated fact sheet.
6. Discussion and possible action approving updated Citizens Technical Advisory Committee Fact Sheet.
7. Discussion and possible direction regarding Authority Rules and Procedures; Code of Conduct.
8. Discussion regarding draft Authority workplan for fiscal year 2025-26.
9. Discussion regarding draft Authority budget for fiscal year 2025-26.

10. Discussion and possible action approving a comment letter regarding the U.S. Fish and Wildlife Service's intent to rescind the definition of 'Harm' under the Endangered Species Act.
11. Pending litigation – Initiation of litigation in two separate cases. A closed session will be held, because the Board of Directors has decided or is deciding whether to initiate litigation. (This item can be heard in closed session pursuant to Government Code Section 54956.9(c), (d)(4).)
12. Board Members' statements, responses, questions or directions to staff, and Executive Director's comments.
13. Adjournment and announcement of next meeting.

DRAFT Minutes of Regular Meeting – March 20, 2025
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 6095

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

From Sanitation Districts of Los Angeles County:

Present: Robert Ferrante, Director

From County of Los Angeles

Present: Ivan Sulic, Chair

From City of Whittier:

Present: Councilmember Mary Ann Pacheco, Vice Chair

From Hacienda Heights:

Absent: Cassandra Garcia, Director (sworn in below)

Authority representatives present:

Andrea Gullo, Authority Executive Director

Michelle Mariscal, Authority Ecologist

Elena Gerli, Esq., Burke, Williams, Sorensen LLP, Authority Counsel

Cathy Houwen, CTAC's Board Liaison

Fernando Gomez, Mountains Recreation and Conservation Authority, Chief Ranger

1. OATH OF OFFICE AND WELCOME FOR NEW BOARD MEMBER CASSANDRA GARCIA REPRESENTING HACIENDA HEIGHTS.

Chair Sulic administered the oath of office to Ms. Garcia.

2. 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.

Steve Huber from Whittier Area Audubon congratulated Director Garcia on her new position on the Board. He then shared information regarding their last monthly hike conducted at Sycamore Canyon including that there were 49 species of birds. Several winter species are still present, and they observed many spring arrivals.

3. REPORT BY AUTHORITY'S CITIZENS TECHNICAL ADVISORY COMMITTEE.

Liaison to the Board, Cathy Houwen, provided a report for the March 18, 2025 CTAC meeting.

DRAFT Minutes of Regular Meeting – March 20, 2025
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

4. CONSENT CALENDAR:

- A. Approval of Authority Meeting Minutes of February 20, 2025.**
- B. Receive and file Authority's Portfolio Earnings Reports and Custom by Instrument Type for February 2025 prepared by the County of Los Angeles Treasurer and Tax Collector.**
- C. Receive and file the Authority's fiscal year 2024-25 mid-year budget report.**
- D. Approval of the following agreements: (1) Quitclaim Deed from RMX Resources, LLC, as successor in interest to Union Oil Company of California, to the Habitat Authority, granting all right, title, and interest to the real properties in the City of La Habra Heights, County of Los Angeles, State of California, described as Parcel Nos. 12-1QC.3, 12-1QC.4, and 12-7QC; excepting all oil, mineral and mining rights; and excepting a easement to access and maintain a pipeline across Habitat Authority property. (2) A Covenant Agreement Regarding Split Of Participation Payments between the County of Los Angeles and the Habitat Authority, to equitably split participation payments from RMX Resources, LLC's subsurface mineral rights.**
- E. Approval and authorization for Executive Director to execute the first amendment for the Catalina ranger residence lease.**

Vice Chair Pacheco motioned to approve items A through E. Director Ferrante seconded the motion and, in a vote, the motioned passed unanimously.

5. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A SHORT-TERM LEASE AGREEMENT WITH THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR HOUSING OF RANGER TRAINEES AT THE AUTHORITY SYCAMORE CANYON RESIDENCE .

Executive Director Gullo provided background on the item. Chief Ranger Fernando Gomez from Mountains Recreation and Conservation Authority was available to answer questions and provide more information about the trainees.

Director Ferrante motioned to approve authorizing Executive Director to execute a short-term Lease Agreement with the Mountains Recreation and Conservation Authority for housing of ranger trainees at the Authority Sycamore Canyon residence. Director Garcia seconded the motion and, in a vote, the motioned passed unanimously.

6. DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NORTH STAR LAND CARE FOR THE ANNUAL FUEL CLEARANCE WITHIN THE AUTHORITY'S PRESERVE IN WHITTIER AND HACIENDA HEIGHTS, IN AN AMOUNT OF \$100,000 FOR A POSSIBLE FIVE-YEAR TOTAL OF \$552,563.13, AND TO AMEND THE AUTHORITY BUDGET ACCORDINGLY.

Director Ferrante motioned to approve authorizing Executive Director to enter into a contract with North Star Land Care in the amount of \$100,000 for a possible five-year total of \$552,563.13 and to amend the Authority budget accordingly. Director Garcia seconded the motion and, in a vote, the motioned passed unanimously.

DRAFT Minutes of Regular Meeting – March 20, 2025
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

7. DISCUSSION REGARDING POSSIBLE PLANNING FOR AUTHORITY HAZARD MITIGATION PLAN.

Executive Director Gullo provided an overview and there was a discussion. The Board provided direction to move forward with the project.

8. REVIEW, RECEIVE AND FILE AN UPDATE ON THE COMPLETED 15-ACRE MONTEREY PARK MARKET PLACE OFF-SITE COASTAL SAGE SCRUB RESTORATION PROJECT, PUENTE HILLS PRESERVE, LA HABRA HEIGHTS, LOS ANGELES COUNTY.

Ecologist Mariscal provided an overview of the restoration efforts and answered questions about the project's long term management program and associated endowment.

9. REVIEW, RECEIVE AND FILE AN UPDATE ON AN ARTICLE TO BE PUBLISHED IN SEPTEMBER 2025 IN THE JOURNAL OF THE TORREY BOTANICAL SOCIETY REGARDING THE EFFECTS OF GOAT GRAZING ON INVASIVE PLANT COVER AND FUEL LOADS.

Ecologist Mariscal briefly summarized the study and its findings.

Closed Session items:

10. PENDING LITIGATION – INITIATION OF LITIGATION. A CLOSED SESSION WILL BE HELD, BECAUSE THE BOARD OF DIRECTORS HAS DECIDED OR IS DECIDING WHETHER TO INITIATE LITIGATION. (THIS ITEM CAN BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C), (D)(4).)

At 3:54 p.m. Chair Sulic moved to continue the discussion of item 10 in Closed Session.

At 4:20 p.m. Chair Sulic moved to end the Closed Session, and the Open Session recommenced. Item 10 was discussed and no reportable action was taken.

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

Vice Chair Pacheco commended Executive Director for reaching out to Whittier's Interim City Manager to maintain open lines of communication. Director Ferrante invited all to attend the Sanitation District's upcoming Earth Day event on April 12th. Chair Sulic thanked Executive Director Gullo for her white paper that outlined proposed plans for a nature center, renovated Authority offices, and new ranger residence at Sycamore Canyon, which he sent to Senator Archuleta and Assemblymember Calderon for funding consideration.

12. ADJOURNMENT AND ANNOUNCEMENT OF NEXT MEETING.

There being no further comments, or business to be discussed, Chair Sulic adjourned the meeting at 4:28 p.m.

DRAFT Minutes of Regular Meeting – March 20, 2025
BOARD OF DIRECTORS
PUENTE HILLS HABITAT PRESERVATION AUTHORITY

Approved:

Ivan Sulic, Board Chair

Andrea Gullo, Executive Director, Acting Board Secretary



ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437
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

April 7, 2025

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 Report for the month ended March 31, 2025, 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,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector


Jennifer Koai
Operations Chief

JK:ML:az

Enclosures

c: Marlyn Barajas



Income Report - PHHPA

03/01/2025 - 03/31/2025

Specific Purpose Invest Agg (299402)

Dated: 04/02/2025

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 '25 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
---	---	---	2.365	32,175,000.00	0.00	0.00	0.00	63,072.91	0.00	63,072.91

* 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 03/31/2025

Specific Purpose Invest Agg (299402)

Dated: 04/02/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	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 '25 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
---	---	---	2.352	03/10/2042	2.352	32,175,000.00	32,175,000.00	32,175,000.00	0.00

* 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

03/01/2025 - 03/31/2025

Specific Purpose Invest Agg (299402)

Dated: 04/02/2025

LA Fund Number	Original Lot ID	Description	Settle Date	Final Maturity	Coupon Rate	PAR Value	Principal	Purchased Accrued Income	Settlement Amount
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date \geq 03/01/2025 and Settle Date \leq 03/31/2025 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

03/01/2025 - 03/31/2025

Specific Purpose Invest Agg (299402)

Dated: 04/02/2025

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
---	---	---	---	---	0.00	0.00	0.00	0.00	0.00

* 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.



ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

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Fourth District

KATHRYN BARGER
Fifth District

May 5, 2025

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 Report for the month ended April 30, 2025, 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,

ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector

Jennifer Koai
Operations Chief

JK:ML:az

Enclosures

c: czelaya@habitatauthority.org



Income Report - PHHPA

04/01/2025 - 04/30/2025

Specific Purpose Invest Agg (299402)

Dated: 05/01/2025

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 '25 MTN	3134GWSD9	2.000	9,500,000.00	0.00	0.00	0.00	15,833.33	0.00	15,833.33
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	3133EMW65	2.500	22,675,000.00	0.00	0.00	0.00	47,239.58	0.00	47,239.58
---	---	---	2.366	32,175,000.00	0.00	0.00	0.00	63,072.91	0.00	63,072.91

* 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 04/30/2025

Specific Purpose Invest Agg (299402)

Dated: 05/01/2025

SPI

Original Lot ID	Detailed Description	CUSIP	Coupon Rate	Final Maturity	Purchase Yield	PAR Value	Amortized Cost	Historical Cost	Net Accumulated Amortization/Accretion
821801198	FED FARM CR BNKS 2.500 07/29/41 '25	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 '25 MTN	3134GWSD9	2.000	08/27/2043	2.000	9,500,000.00	9,500,000.00	9,500,000.00	0.00
---	---	---	2.352	03/10/2042	2.352	32,175,000.00	32,175,000.00	32,175,000.00	0.00

* 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

04/01/2025 - 04/30/2025

Specific Purpose Invest Agg (299402)

Dated: 05/01/2025

LA Fund Number	Original Lot ID	Description	Settle Date	Final Maturity	Coupon Rate	PAR Value	Principal	Purchased Accrued Income	Settlement Amount
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* Grouped by: Aggregate Accounts. * Groups Sorted by: Aggregate Accounts. * Filtered By: Settle Date \geq 04/01/2025 and Settle Date \leq 04/30/2025 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

04/01/2025 - 04/30/2025

Specific Purpose Invest Agg (299402)

Dated: 05/01/2025

LA Fund Number	Original Lot ID	Detailed Description	Settle Date	Final Maturity	Change In Current FV	Purchases	Maturities/Redemption	Purchased Accrued Interest	Coupon Payment
---	---	---	---	---	0.00	0.00	0.00	0.00	0.00

* 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.

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

AGENDA ITEM NO. 3C_

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Receive and file Authority's Wells Fargo account reconciliation quarterly report.

Recommendation:

Receive and file the quarterly reconciliation of the Wells Fargo Bank Account for January through March 2025.

Background:

At the October 2020 Board meeting the Board authorized the Executive Director to open an Authority bank account with Wells Fargo Bank for donations and electronic payments for matters such as facilitating payments by volunteers for uniforms. According to Authority policies, a minimum balance of \$500 should be maintained, and an individual with no deposit or check writing responsibilities should do the reconciliation reports.

The attached report prepared by the Authority's accounting consultant from Lance, Soll & Lunghard, LLP, Krystal Cabrera, is for your review. To date, the Authority has collected \$6,572.52 through this account and has earned \$0.86 in interest income.

Fiscal Impact:

There is a positive fiscal impact from donations of \$1,610 for the third quarter from this account.

Puente Hills Habitat Preservation Authority
Wells Fargo Bank Reconciliation
FY 2024-2025

	Q1	Q2	Q3
Beginning Balance	550.01	608.38	538.35
Deposits	58.35	158.35	1,610.00
Payments	-	(228.39)	(1,628.38)
Interest	0.02	0.01	0.04
Ending Balance	608.38	538.35	520.01

Prepared By: Krystal Cabrera (LSL CPAS)

Reviewed By: Andrea Gullo, PHHPA

Cummulative Amounts	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Total
Deposits	1,725.00	626.80	2,913.17	1,826.70	7,091.67
Payments	-	(1,561.52)	(3,154.23)	(1,856.77)	(6,572.52)
Interest	0.12	0.51	0.16	0.07	0.86



**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

ITEM 3D

ACCOUNTING DIVISION
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 603
LOS ANGELES, CALIFORNIA 90012-3682

OSCAR VALDEZ
AUDITOR-CONTROLLER

CONNIE YEE
CHIEF DEPUTY AUDITOR-CONTROLLER

ASSISTANT AUDITOR-CONTROLLERS

**MAJIDA ADNAN
RACHELLE ANEMA
ROBERT G. CAMPBELL**

February 7, 2025

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

Dear Ms. Gullo:

Attached is the Statement of Receipts and Disbursements for the Puente Hills Habitat Preservation Authority for the quarter ended December 31, 2024.

If you have any questions, please contact Jung Son at (213) 974-8327 or via e-mail at jeson@auditor.lacounty.gov.

Very truly yours,

Oscar Valdez
Auditor-Controller

Elaine Wu
Chief Accountant

OV:CY:RA:EW:JS:ES:kl

H:\Special Funds\Special Funds Unit\JOINT POWERS AUTHORITIES\PUENTE HILLS LANDFILL\FY24-25\FY25 Qtrly Stmt PHHPA\Quarter 2\Qtrly Letter_FY25_2nd Qtr_Puente.docx

Attachment

c: Jeremy Freelove, Los Angeles County Sanitation District

LOS ANGELES COUNTY
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
2ND QUARTER OCTOBER 1, 2024 THRU DECEMBER 31, 2024

Attachment
Page 1 of 3

Cash Balance, October 1, 2024

Fund V80
\$ 6,208,695.74

Receipts:

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount	
Interests:						
INTEREST ALLOCATION FOR THE MONTH ENDING SEP 30, 2024		53874	8605	10/01/2024	24,888.49	
INTEREST ALLOCATION FOR THE MONTH ENDING OCT 31, 2024		53874	8605	11/01/2024	25,697.61	
INTEREST ALLOCATION FOR THE MONTH ENDING NOV 30, 2024		53874	8605	12/01/2024	16,348.75	
Total Interests:						\$ 66,934.85
Coupon Calls Interests:						
PHHPA-Interest Proceeds on US Treasury Bill 11/07/2024 MATD for Lot ID #1265565669			3811	11/07/2024	106,540.78	
PHHPA-Interest Proceeds on US Treasury Bill 11/07/2024 MATD for Lot ID #1265565669			1250	11/07/2024	3,993,459.22	
Total Coupon Calls Interests:						4,100,000.00
Other Revenues:						
MATRIX OIL CORPORATION		53874	8363	10/11/2024	5,154.27	
PHHPA - REIMBURSEMENT		53874	9731	10/16/2024	15.03	
DONATION		53874	9686	10/16/2024	128.38	
SOCAL GAS - REFUND		53874	9731	10/21/2024	68.47	
STATE COMP INS FUND		53874	9731	10/31/2024	438.90	
RPOSD GRANT MSMA-PHILL-007		53889	8831	11/07/2024	13,643.88	
DONATION		53874	9686	11/19/2024	150.00	
MATRIX OIL CORPORATION		53874	8363	12/05/2024	4,523.67	
DONATION		53874	9686	12/05/2024	100.01	
Total Other Revenues:						24,222.61
Total Receipts:						4,191,157.46
Total Cash Balance and Receipts						\$ 10,399,853.20

Disbursements:

Vendor Payments:						
CITY OF WHITTIER	2025-102	53874	5222	10/07/2024	187.85	
CITY OF WHITTIER	2025-103	53884	5222	10/07/2024	491.09	
CITY OF WHITTIER	2025-104	53888	5222	10/07/2024	187.85	
CITY OF WHITTIER	2025-104	53888	5222	10/07/2024	187.85	
DIAMOND ENVIRONMENTAL SERVICES	2025-093	53884	3580	10/07/2024	406.13	
DIAMOND ENVIRONMENTAL SERVICES	2025-094	53888	3580	10/07/2024	735.38	
DIAMOND ENVIRONMENTAL SERVICES	2025-094	53888	3580	10/07/2024	735.38	
DIAMOND ENVIRONMENTAL SERVICES	2025-095	53884	3580	10/07/2024	519.77	
SAN GABRIEL VALLEY WATER CO	2025-098	53880	5222	10/07/2024	265.03	
SAN GABRIEL VALLEY WATER CO	2025-105	53874	5222	10/07/2024	265.03	
LA HABRA HEIGHTS CO WATER DIST	2025-096	53874	5222	10/07/2024	108.04	
LA HABRA HEIGHTS CO WATER DIST	2025-097	53874	5222	10/07/2024	181.96	
LA HABRA HEIGHTS CO WATER DIST	2025-100	53879	5222	10/07/2024	631.03	
LA HABRA HEIGHTS CO WATER DIST	2025-101	53879	5222	10/07/2024	420.69	
LA HABRA HEIGHTS CO WATER DIST	2025-101	53881	5222	10/07/2024	210.34	
CAL ARBORIST COMPLETE TREE CA RE INC	2025-091	53882	3580	10/07/2024	7,775.00	
CAL ARBORIST COMPLETE TREE CA RE INC	2025-091	53882	3580	10/07/2024	900.00	
BELLFREE CONTRACTORS, INC.	2025-106	53889	3580	10/07/2024	62,167.67	
IRRI-CARE PLUMBING AND BACKFLOW TESTING, INC	2025-099	53874	3580	10/07/2024	105.00	
ADVANCED COPIERS & PRINTERS, INC	2025-107	53874	3240	10/08/2024	422.93	
CITY OF WHITTIER	2025-092	53883	3587	10/09/2024	183.02	
CITY OF WHITTIER	2025-092	53874	5098	10/09/2024	130.42	
CITY OF WHITTIER	2025-092	53874	3580	10/09/2024	122.54	
CITY OF WHITTIER	2025-092	53882	3587	10/09/2024	518.52	
CITY OF WHITTIER	2025-092	53874	3587	10/09/2024	58,641.47	
CITY OF WHITTIER	2025-092	53874	5110	10/09/2024	4.00	
CITY OF WHITTIER	2025-092	53874	3240	10/09/2024	96.49	
CITY OF WHITTIER	2025-092	53874	3556	10/09/2024	52.00	
CITY OF WHITTIER	2025-092	53874	3280	10/09/2024	14.00	
TeamCivX, LLC	2025-090	53874	3580	10/09/2024	7,200.00	
TeamCivX, LLC	2025-090	53874	3580	10/09/2024	36,605.10	
CITY OF WHITTIER	2025-110	53874	5222	10/10/2024	416.94	
REPUBLIC SERVICES INC	2025-111	53888	3580	10/10/2024	206.00	
DEWEY PEST CONTROL CO.	2025-108	53874	3580	10/10/2024	74.30	
DEWEY PEST CONTROL CO.	2025-109	53874	3580	10/10/2024	74.30	
DIAMOND ENVIRONMENTAL SERVICES	2025-114	53884	3580	10/10/2024	976.58	
SUBURBAN WATER SYSTEMS	2025-115	53888	5222	10/10/2024	98.96	
CAL ARBORIST COMPLETE TREE CA RE INC	2025-116	53882	3580	10/10/2024	4,125.00	
ICON TECH	2025-112	53874	3580	10/10/2024	586.86	
ICON TECH	2025-112	53874	3580	10/10/2024	176.18	
TeamCivX, LLC	2025-113	53874	3580	10/10/2024	7,200.00	
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-118	53874	3580	10/15/2024	5,048.07	
WARE DISPOSAL CO., INC.	2025-122	53874	3580	10/17/2024	98.94	
SOUTHERN CALIFORNIA EDISON	2025-119	53874	5222	10/17/2024	303.62	
SOUTHERN CALIFORNIA EDISON	2025-120	53874	5222	10/17/2024	225.95	
AT&T MOBILITY II LLC	2025-124	53874	5222	10/17/2024	172.85	
LANCE, SOLL & LUNGHARD, LLP	2025-121	53874	3580	10/17/2024	1,822.50	
LAND IQ, LLC	2025-125	53881	3580	10/17/2024	2,710.00	
LAND IQ, LLC	2025-126	53880	3580	10/17/2024	1,243.00	
LAND IQ, LLC	2025-127	53879	3580	10/17/2024	3,803.43	
IRRI-CARE PLUMBING AND BACKFLOW TESTING, INC	2025-123	53879	3580	10/17/2024	2,117.67	
IRRI-CARE PLUMBING AND BACKFLOW TESTING, INC	2025-123	53881	3580	10/17/2024	423.53	
ALESHIRE & WYNDER, LLP	2025-128	53874	3717	10/20/2024	3,323.00	
ALESHIRE & WYNDER, LLP	2025-128	53874	3717	10/20/2024	387.60	
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-132	53874	5222	10/23/2024	106.24	
STATE COMPENSATION INSURANCE FUND	2025-130	53874	2302	10/23/2024	463.58	

LOS ANGELES COUNTY
PUEENTE HILLS HABITAT PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
2ND QUARTER OCTOBER 1, 2024 THRU DECEMBER 31, 2024

Attachment
Page 2 of 3

Description	Req. No	Unit No	Rev / Obj Code	Record Date	Amount
VALLEY VISTA SERVICES INC	2025-131	53884	3580	10/23/2024	147.76
ICON TECH	2025-129	53874	5222	10/23/2024	88.60
TAO KWAN	2025-117	53874	3556	10/23/2024	275.00
FRIENDLY HILLS ESTATES HOMEOWNERS ASSOC.	2025-133	53874	3580	10/29/2024	3,180.00
CITY OF WHITTIER	2025-134	53882	3587	10/30/2024	137.28
CITY OF WHITTIER	2025-134	53883	3587	10/30/2024	68.64
CITY OF WHITTIER	2025-134	53874	3587	10/30/2024	31,066.05
CITY OF WHITTIER	2025-139	53888	5222	11/03/2024	190.88
CITY OF WHITTIER	2025-139	53888	5222	11/03/2024	187.85
DIAMOND ENVIRONMENTAL SERVICES	2025-135	53884	3580	11/03/2024	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-136	53884	3580	11/03/2024	406.13
DIAMOND ENVIRONMENTAL SERVICES	2025-137	53888	3580	11/03/2024	493.93
DIAMOND ENVIRONMENTAL SERVICES	2025-137	53888	3580	11/03/2024	735.38
LA HABRA HEIGHTS CO WATER DIST	2025-138	53874	5222	11/03/2024	104.86
SAN GABRIEL VALLEY WATER CO	2025-140	53880	5222	11/05/2024	230.20
SAN GABRIEL VALLEY WATER CO	2025-143	53874	5222	11/05/2024	230.20
SUBURBAN WATER SYSTEMS	2025-142	53888	5222	11/05/2024	103.77
LA HABRA HEIGHTS CO WATER DIST	2025-141	53874	5222	11/05/2024	181.96
LA HABRA HEIGHTS CO WATER DIST	2025-144	53879	5222	11/05/2024	420.69
LA HABRA HEIGHTS CO WATER DIST	2025-144	53881	5222	11/05/2024	210.34
LA HABRA HEIGHTS CO WATER DIST	2025-145	53879	5222	11/05/2024	631.03
DEWEY PEST CONTROL CO.	2025-159	53874	3580	11/18/2024	74.30
DEWEY PEST CONTROL CO.	2025-160	53874	3580	11/18/2024	74.30
SOUTHERN CALIFORNIA EDISON	2025-147	53874	5222	11/18/2024	234.66
SOUTHERN CALIFORNIA EDISON	2025-156	53874	5222	11/18/2024	27.05
SOUTHERN CALIFORNIA EDISON	2025-157	53874	5222	11/18/2024	414.07
ALESHIRE & WYNDER, LLP	2025-155	53874	3717	11/18/2024	910.80
ALESHIRE & WYNDER, LLP	2025-155	53874	3717	11/18/2024	4,938.30
NAKAE & ASSOCIATES	2025-152	53880	3580	11/18/2024	13,226.76
LAND IQ, LLC	2025-148	53881	3580	11/18/2024	897.50
LAND IQ, LLC	2025-149	53932	3580	11/18/2024	4,389.88
LAND IQ, LLC	2025-150	53880	3580	11/18/2024	2,816.00
LAND IQ, LLC	2025-151	53879	3580	11/18/2024	514.00
PAUL JACOBSON	2025-146	53874	3580	11/18/2024	1,275.00
PUEENTE HILLS- #2025-154 AUDITOR CONTROLLER	2025-154	53874	3672	11/19/2024	8,000.00
NAKAE & ASSOCIATES	2025-153	53932	3580	11/21/2024	33,939.00
AT&T MOBILITY II LLC	2025-165	53874	5222	12/01/2024	213.84
DIAMOND ENVIRONMENTAL SERVICES	2025-161	53888	3580	12/01/2024	735.38
DIAMOND ENVIRONMENTAL SERVICES	2025-161	53888	3580	12/01/2024	493.93
DIAMOND ENVIRONMENTAL SERVICES	2025-162	53884	3580	12/01/2024	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-163	53884	3580	12/01/2024	406.13
DIAMOND ENVIRONMENTAL SERVICES	2025-166	53884	3580	12/01/2024	976.58
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-168	53874	5222	12/01/2024	106.24
LA HABRA HEIGHTS CO WATER DIST	2025-171	53874	5222	12/01/2024	98.50
STATE COMPENSATION INSURANCE FUND	2025-164	53874	2302	12/01/2024	463.58
VALLEY VISTA SERVICES INC	2025-167	53884	3580	12/01/2024	147.76
ICON TECH	2025-169	53874	5222	12/01/2024	88.60
ICON TECH	2025-170	53874	3580	12/01/2024	150.00
TeamCivX, LLC	2025-158	53874	3580	12/01/2024	26,265.83
REPUBLIC SERVICES INC	2025-179	53888	3580	12/03/2024	206.00
LANCE, SOLL & LUNGHARD, LLP	2025-174	53874	3580	12/04/2024	1,080.00
DIAMOND ENVIRONMENTAL SERVICES	2025-175	53884	3580	12/04/2024	976.58
ALESHIRE & WYNDER, LLP	2025-176	53874	3717	12/04/2024	1,297.20
ALESHIRE & WYNDER, LLP	2025-176	53874	3717	12/04/2024	161.50
SAN GABRIEL VALLEY WATER CO	2025-173	53880	5222	12/04/2024	230.20
LA HABRA HEIGHTS CO WATER DIST	2025-172	53874	5222	12/04/2024	181.96
NAKAE & ASSOCIATES	2025-178	53883	3580	12/04/2024	24,332.59
NORTH STAR LAND CARE	2025-180	53883	3580	12/04/2024	8,400.00
CITY OF WHITTIER	2025-177	53874	3587	12/05/2024	34,445.34
CITY OF WHITTIER	2025-177	53883	3587	12/05/2024	884.58
CITY OF WHITTIER	2025-177	53882	3587	12/05/2024	381.24
CITY OF WHITTIER	2025-191	53884	5222	12/18/2024	416.94
CITY OF WHITTIER	2025-192	53884	5222	12/18/2024	422.31
CITY OF WHITTIER	2025-193	53874	5222	12/18/2024	187.85
CITY OF WHITTIER	2025-194	53888	5222	12/18/2024	187.85
CITY OF WHITTIER	2025-194	53888	5222	12/18/2024	187.85
CITY OF WHITTIER	2025-194	53888	5222	12/18/2024	187.85
REPUBLIC SERVICES INC	2025-184	53874	3580	12/18/2024	206.00
DEWEY PEST CONTROL CO.	2025-188	53874	3580	12/18/2024	74.30
DEWEY PEST CONTROL CO.	2025-189	53874	3580	12/18/2024	74.30
SOUTHERN CALIFORNIA EDISON	2025-183	53874	5222	12/18/2024	400.96
SOUTHERN CALIFORNIA EDISON	2025-199	53874	5222	12/18/2024	214.75
SOUTHERN CALIFORNIA EDISON	2025-200	53874	5222	12/18/2024	47.85
AT&T MOBILITY II LLC	2025-197	53874	5222	12/18/2024	181.06
SAN GABRIEL VALLEY WATER CO	2025-187	53874	5222	12/18/2024	230.20
SUBURBAN WATER SYSTEMS	2025-190	53888	5222	12/18/2024	110.68
LA HABRA HEIGHTS CO WATER DIST	2025-181	53879	5222	12/18/2024	631.03
LA HABRA HEIGHTS CO WATER DIST	2025-182	53881	5222	12/18/2024	210.34
LA HABRA HEIGHTS CO WATER DIST	2025-182	53879	5222	12/18/2024	420.69
VALLEY VISTA SERVICES INC	2025-201	53884	3580	12/18/2024	147.76
NAKAE & ASSOCIATES	2025-195	53881	3580	12/18/2024	2,986.20
ICON TECH	2025-198	53874	5222	12/18/2024	88.60
TeamCivX, LLC	2025-186	53874	3580	12/18/2024	7,200.00
LANCE, SOLL & LUNGHARD, LLP	2025-185	53874	3580	12/19/2024	2,700.00
NAKAE & ASSOCIATES	2025-196	53932	3580	12/22/2024	187,950.60
WARE DISPOSAL CO., INC.	2025-202	53874	3580	12/23/2024	164.40
CITY OF WHITTIER	2025-209	53888	5222	12/25/2024	187.85
CITY OF WHITTIER	2025-209	53888	5222	12/25/2024	187.85

LOS ANGELES COUNTY
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY
 STATEMENT OF RECEIPTS AND DISBURSEMENTS
 2ND QUARTER OCTOBER 1, 2024 THRU DECEMBER 31, 2024

Attachment
 Page 3 of 3

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount
STATE FARM	2025-210	53874	2302	12/25/2024	2,634.00
DIAMOND ENVIRONMENTAL SERVICES	2025-203	53888	3580	12/25/2024	493.93
DIAMOND ENVIRONMENTAL SERVICES	2025-203	53888	3580	12/25/2024	735.38
DIAMOND ENVIRONMENTAL SERVICES	2025-204	53884	3580	12/25/2024	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-205	53884	3580	12/25/2024	406.13
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-206	53874	5222	12/25/2024	106.24
ICON TECH	2025-207	53874	3580	12/25/2024	889.03
STATE COMPENSATION INSURANCE FUND	2025-208	53874	2302	12/26/2024	463.58
CITY OF WHITTIER	2025-211	53874	2780	12/29/2024	160.97
CITY OF WHITTIER	2025-211	53874	5110	12/29/2024	125.35
CITY OF WHITTIER	2025-211	53874	3240	12/29/2024	832.51
CITY OF WHITTIER	2025-211	53874	3280	12/29/2024	28.00
CITY OF WHITTIER	2025-211	53874	3580	12/29/2024	241.66
CITY OF WHITTIER	2025-211	53883	3587	12/29/2024	1,471.55
CITY OF WHITTIER	2025-211	53874	3587	12/29/2024	25,979.84
CITY OF WHITTIER	2025-211	53874	3556	12/29/2024	1,431.21
CITY OF WHITTIER	2025-211	53882	3587	12/29/2024	1,798.78
CITY OF WHITTIER	2025-211	53874	5098	12/29/2024	120.76
Total Vendor Payments:					675,311.71
Investment Purchases Management Fees by Treasurer Tax Collector:					
MANAGEMENT FEES SEP 2024		53874	3856	10/18/2024	1,486.38
MANAGEMENT FEES OCT 2024		53874	3856	11/12/2024	1,535.92
MANAGEMENT FEES NOV 2024		53874	3856	12/20/2024	1,355.09
Total Investment Purchases Management Fees by Treasurer Tax Collector:					4,377.39
Total Disbursements					\$ 679,689.10
Ending Cash Balance, December 31, 2024					\$ 9,720,164.10

Prepared by: Kevin Leung 01/30/2025
 Los Angeles County Department of Auditor-Controller
 Accounting Division



**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

ACCOUNTING DIVISION

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 603
LOS ANGELES, CALIFORNIA 90012-3682

OSCAR VALDEZ
AUDITOR-CONTROLLER

CONNIE YEE
CHIEF DEPUTY AUDITOR-CONTROLLER

ASSISTANT AUDITOR-CONTROLLERS

**MAJIDA ADNAN
RACHELLE ANEMA
ROBERT G. CAMPBELL**

April 18, 2025

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

Dear Ms. Gullo:

Attached is the Statement of Receipts and Disbursements for the Puente Hills Habitat Preservation Authority for the quarter ended March 31, 2025.

If you have any questions, please contact Jung Son at (213) 974-8327 or via e-mail at jeson@auditor.lacounty.gov.

Very truly yours,

Oscar Valdez
Auditor-Controller

Elaine Wu
Division Chief

OV:CY:RA:EW:JS:ES:kl

H:\Special Funds\Special Funds Unit\JOINT POWERS AUTHORITIES\PUENTE HILLS LANDFILL\FY24-25\FY25 Qtrly Stmt PHHPA\Quarter 3\Qtrly Letter_FY25_3rd Qtr_Puente.docx

Attachment

c: Jeremy Freelove, Los Angeles County Sanitation District

LOS ANGELES COUNTY
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
3RD QUARTER JANUARY 1, 2025 THRU MARCH 31, 2025

Attachment
Page 1 of 3

Cash Balance, January 1, 2025

Fund V80
\$ 9,720,164.10

Receipts:

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount	
Interests:						
INTEREST ALLOCATION FOR THE MONTH ENDING DEC 31, 2024		53874	8605	01/01/2025	62,756.80	
INTEREST ALLOCATION FOR THE MONTH ENDING JAN 31, 2025		53874	8605	02/01/2025	94,988.75	
INTEREST ALLOCATION FOR THE MONTH ENDING FEB 28, 2025		53874	8605	03/01/2025	52,029.81	
Total Interests:						\$ 209,775.36
Coupon Calls Interests:						
PHHPA-Coupon Payment on FED FARM CR BNKS 2.500 07/29/41 '24 for LOT ID #821800198			3811	01/29/2025	283,437.50	
PHHPA-Coupon Payment on FED FARM CR BNKS 2.00 08/27/43 for LOT ID #821801196			3811	02/27/2025	95,000.00	
Total Coupon Calls Interests:						378,437.50
Other Revenues:						
MATRIX OIL CORPORATION		53874	8363	01/13/2025	4,465.84	
COAST COMMUNITY COLLEGE DISTRICT		53874	9679	02/06/2025	1,000.00	
DONATION		53874	8831	02/06/2025	9,000.00	
DONATION		53874	8831	02/06/2025	150.00	
CAL FIRE		53882	8831	02/20/2025	103,247.78	
MATRIX OIL CORPORATION		53874	8363	02/20/2025	4,070.24	
DONATION		53874	9686	03/07/2025	1,628.38	
MONTEREY PARK RETAIL PARTNERS, LLC		53879	9731	03/07/2025	2,997.39	
MATRIX OIL CORPORATION		53874	8363	03/11/2025	4,758.67	
DONATION		53874	9686	03/25/2025	2,000.00	
Total Other Revenues:						133,318.30
Total Receipts:						721,531.16
Total Cash Balance and Receipts						\$ 10,441,695.26

Disbursements:

Vendor Payments:

DIAMOND ENVIRONMENTAL SERVICES	2025-214	53884	3580	01/07/2025	976.58
LA HABRA HEIGHTS CO WATER DIST	2025-212	53874	5222	01/07/2025	104.86
LA HABRA HEIGHTS CO WATER DIST	2025-216	53874	5222	01/07/2025	181.96
REPUBLIC SERVICES INC	2025-217	53874	3580	01/12/2025	206.00
DEWEY PEST CONTROL CO.	2025-221	53874	3580	01/12/2025	74.30
DEWEY PEST CONTROL CO.	2025-222	53874	3580	01/12/2025	74.30
SAN GABRIEL VALLEY WATER CO	2025-223	53874	5222	01/12/2025	265.03
SAN GABRIEL VALLEY WATER CO	2025-226	53880	5222	01/12/2025	130.32
SAN GABRIEL VALLEY WATER CO	2025-226	53932	5222	01/12/2025	1,321.31
LA HABRA HEIGHTS CO WATER DIST	2025-224	53879	5222	01/12/2025	631.03
LA HABRA HEIGHTS CO WATER DIST	2025-225	53932	5222	01/12/2025	2,094.38
LA HABRA HEIGHTS CO WATER DIST	2025-225	53881	5222	01/12/2025	157.76
LA HABRA HEIGHTS CO WATER DIST	2025-225	53879	5222	01/12/2025	315.51
SUBURBAN PROPANE	2025-220	53874	5222	01/12/2025	1,080.83
ICON TECH	2025-219	53874	3265	01/12/2025	1,562.24
PUENTE HILLS - #2025-213 TO AUDITOR CONTROLLER	2025-213	53874	3529	01/21/2025	509.50
SOUTHERN CALIFORNIA EDISON	2025-228	53874	5222	01/27/2025	46.51
SOUTHERN CALIFORNIA EDISON	2025-229	53874	5222	01/27/2025	190.54
SOUTHERN CALIFORNIA EDISON	2025-231	53874	5222	01/27/2025	499.28
AT&T MOBILITY II LLC	2025-227	53874	5222	01/27/2025	179.20
LANCE, SOLL & LUNGHARD, LLP	2025-218	53874	3580	01/27/2025	810.00
DIAMOND ENVIRONMENTAL SERVICES	2025-233	53884	3580	02/05/2025	406.13
DIAMOND ENVIRONMENTAL SERVICES	2025-234	53888	3580	02/05/2025	493.93
DIAMOND ENVIRONMENTAL SERVICES	2025-235	53884	3580	02/05/2025	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-236	53888	3580	02/05/2025	735.38
DIAMOND ENVIRONMENTAL SERVICES	2025-243	53884	3580	02/05/2025	976.58
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-251	53874	5222	02/05/2025	106.24
SUBURBAN WATER SYSTEMS	2025-250	53888	5222	02/05/2025	98.96
LA HABRA HEIGHTS CO WATER DIST	2025-245	53874	5222	02/05/2025	101.68
CAL ARBORIST COMPLETE TREE CA RE INC	2025-240	53882	3580	02/05/2025	4,600.00
CAL ARBORIST COMPLETE TREE CA RE INC	2025-241	53882	3580	02/05/2025	1,850.00
STATE COMPENSATION INSURANCE FUND	2025-232	53874	2302	02/05/2025	463.58
VALLEY VISTA SERVICES INC	2025-237	53884	3580	02/05/2025	147.76
NAKAE & ASSOCIATES	2025-249	53879	3580	02/05/2025	12,825.00
ICON TECH	2025-238	53874	3580	02/05/2025	35.00
ICON TECH	2025-239	53874	5222	02/05/2025	89.12
ICON TECH	2025-252	53874	3580	02/05/2025	239.25
ICON TECH	2025-253	53874	3580	02/05/2025	100.00
LAND IQ, LLC	2025-246	53932	3580	02/05/2025	4,942.03
LAND IQ, LLC	2025-247	53880	3580	02/05/2025	671.00
ADVANCED COPIERS & PRINTERS, INC	2025-244	53874	3240	02/05/2025	339.14
NAKAE & ASSOCIATES	2025-248	53932	3580	02/06/2025	199,879.20
DIVERSIFIED PROTECTIVE SERVICES, INC.	2025-242	53874	3580	02/09/2025	12,880.00
BURKE WILLIAMS & SORENSEN LLP	2025-215	53874	3717	02/10/2025	1,356.60
BURKE WILLIAMS & SORENSEN LLP	2025-215	53874	3717	02/10/2025	496.80
SAN GABRIEL VALLEY WATER CO	2025-254	53932	5222	02/13/2025	669.14
SAN GABRIEL VALLEY WATER CO	2025-254	53880	5222	02/13/2025	115.85
LA HABRA HEIGHTS CO WATER DIST	2025-255	53932	5222	02/13/2025	321.87
LA HABRA HEIGHTS CO WATER DIST	2025-255	53881	5222	02/13/2025	315.52
LA HABRA HEIGHTS CO WATER DIST	2025-256	53879	5222	02/13/2025	631.03
REPUBLIC SERVICES INC	2025-277	53874	3580	02/20/2025	206.00
DIVERSIFIED PROTECTIVE SERVICES, INC.	2025-257	53874	3580	02/20/2025	7,280.00
SAN GABRIEL VALLEY WATER CO	2025-260	53874	5222	02/20/2025	228.59
SUBURBAN WATER SYSTEMS	2025-261	53888	5222	02/20/2025	98.94
CAL ARBORIST COMPLETE TREE CA RE INC	2025-258	53883	3580	02/20/2025	2,750.00

LOS ANGELES COUNTY
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
STATEMENT OF RECEIPTS AND DISBURSEMENTS
3RD QUARTER JANUARY 1, 2025 THRU MARCH 31, 2025

Attachment
Page 2 of 3

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount
CAL ARBORIST COMPLETE TREE CA RE INC	2025-259	53882	3580	02/20/2025	3,600.00
SOUTHERN CALIFORNIA EDISON	2025-266	53874	5222	02/23/2025	468.70
SOUTHERN CALIFORNIA EDISON	2025-267	53874	5222	02/23/2025	195.67
SOUTHERN CALIFORNIA EDISON	2025-268	53874	5222	02/23/2025	43.96
DIAMOND ENVIRONMENTAL SERVICES	2025-264	53884	3580	02/23/2025	406.13
DIAMOND ENVIRONMENTAL SERVICES	2025-262	53888	3580	02/23/2025	735.38
DIAMOND ENVIRONMENTAL SERVICES	2025-263	53884	3580	02/23/2025	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-265	53888	3580	02/23/2025	493.93
CITY OF WHITTIER	2025-282	53884	5222	02/25/2025	406.48
CITY OF WHITTIER	2025-283	53884	5222	02/25/2025	350.30
CITY OF WHITTIER	2025-284	53874	5222	02/25/2025	171.27
CITY OF WHITTIER	2025-285	53888	5222	02/25/2025	171.27
CITY OF WHITTIER	2025-285	53888	5222	02/25/2025	171.27
CITY OF WHITTIER	2025-285	53888	5222	02/25/2025	171.27
DEWEY PEST CONTROL CO.	2025-280	53874	3580	02/25/2025	74.30
DEWEY PEST CONTROL CO.	2025-281	53874	3580	02/25/2025	74.30
AT&T MOBILITY II LLC	2025-269	53874	5222	02/25/2025	179.20
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-278	53874	5222	02/25/2025	106.24
CAL ARBORIST COMPLETE TREE CA RE INC	2025-275	53883	3580	02/25/2025	3,600.00
STATE COMPENSATION INSURANCE FUND	2025-279	53874	2302	02/25/2025	463.58
NAKAE & ASSOCIATES	2025-274	53880	3580	02/25/2025	13,226.76
LAND IQ, LLC	2025-270	53932	3580	02/25/2025	3,286.22
LAND IQ, LLC	2025-272	53879	3580	02/25/2025	1,790.55
LAND IQ, LLC	2025-271	53881	3580	02/25/2025	607.50
NORTH STAR LAND CARE	2025-276	53888	3580	02/25/2025	4,800.00
NAKAE & ASSOCIATES	2025-273	53932	3580	02/27/2025	38,790.00
CITY OF WHITTIER	2025-290	53888	5222	03/05/2025	160.73
CITY OF WHITTIER	2025-290	53888	5222	03/05/2025	168.24
LA HABRA HEIGHTS CO WATER DIST	2025-287	53874	5222	03/05/2025	181.96
LA HABRA HEIGHTS CO WATER DIST	2025-288	53874	5222	03/05/2025	104.86
SUBURBAN PROPANE	2025-291	53874	5222	03/05/2025	1,084.39
VALLEY VISTA SERVICES INC	2025-289	53884	3580	03/05/2025	147.76
NAKAE & ASSOCIATES	2025-286	53874	3580	03/05/2025	1,340.00
ICON TECH	2025-293	53874	5222	03/05/2025	89.12
DIAMOND ENVIRONMENTAL SERVICES	2025-292	53884	3580	03/06/2025	976.58
LANCE, SOLL & LUNGHARD, LLP	2025-294	53874	3580	03/10/2025	1,305.00
LANCE, SOLL & LUNGHARD, LLP	2025-294	53874	3580	03/10/2025	870.00
REPUBLIC SERVICES INC	2025-296	53874	3580	03/10/2025	275.78
GEOVERA INSURANCE COMPANY	2025-301	53874	2302	03/10/2025	1,381.83
GEOVERA INSURANCE COMPANY	2025-301	53874	2302	03/10/2025	305.17
STATE FARM	2025-300	53874	2302	03/11/2025	358.94
STATE FARM	2025-300	53874	2302	03/11/2025	864.06
SAN GABRIEL VALLEY WATER CO	2025-306	53932	5222	03/11/2025	207.02
SAN GABRIEL VALLEY WATER CO	2025-306	53880	5222	03/11/2025	115.70
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	3,284.40
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	2,834.10
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	10,972.50
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	233.80
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	200.40
BURKE WILLIAMS & SORENSEN LLP	2025-302	53874	3717	03/11/2025	775.20
LA HABRA HEIGHTS CO WATER DIST	2025-297	53874	5222	03/11/2025	181.96
LA HABRA HEIGHTS CO WATER DIST	2025-298	53879	5222	03/11/2025	631.03
LA HABRA HEIGHTS CO WATER DIST	2025-299	53881	5222	03/11/2025	315.51
LA HABRA HEIGHTS CO WATER DIST	2025-299	53932	5222	03/11/2025	1,409.44
NAKAE & ASSOCIATES	2025-307	53874	3580	03/11/2025	2,071.00
NAKAE & ASSOCIATES	2025-308	53874	3580	03/11/2025	7,370.00
NAKAE & ASSOCIATES	2025-309	53881	3580	03/11/2025	2,986.20
NAKAE & ASSOCIATES	2025-310	53879	3580	03/11/2025	8,100.00
FRIENDLY HILLS ESTATES HOMEOWNERS ASSOC.	2025-303	53874	3580	03/11/2025	3,180.00
CITY OF WHITTIER	2025-295	53874	3587	03/13/2025	35,711.17
CITY OF WHITTIER	2025-295	53874	3587	03/13/2025	15,725.46
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-304	53884	3580	03/13/2025	55,653.87
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-304	53888	3580	03/13/2025	29,775.59
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-304	53874	3580	03/13/2025	11,397.22
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-304	53889	3580	03/13/2025	22,150.33
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-305	53889	3580	03/13/2025	21,211.16
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-305	53884	3580	03/13/2025	69,173.75
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-305	53874	3580	03/13/2025	9,626.00
MOUNTAINS RECREATION & CONSERVATION AUTHORITY	2025-305	53888	3580	03/13/2025	4,207.91
SOUTHERN CALIFORNIA EDISON	2025-312	53874	5222	03/18/2025	530.36
BURKE WILLIAMS & SORENSEN LLP	2025-311	53874	3717	03/18/2025	3,841.00
BURKE WILLIAMS & SORENSEN LLP	2025-311	53874	3717	03/18/2025	5,785.50
ADVANCED COPIERS & PRINTERS, INC	2025-313	53874	3580	03/18/2025	485.00
SCI CONSULTING GROUP	2024-465	53874	3580	03/19/2025	28,300.00
SOUTHERN CALIFORNIA EDISON	2025-315	53874	5222	03/19/2025	206.36
SOUTHERN CALIFORNIA EDISON	2025-316	53874	5222	03/19/2025	46.80
AT&T MOBILITY II LLC	2025-317	53874	5222	03/19/2025	181.23
DIAMOND ENVIRONMENTAL SERVICES	2025-318	53874	3580	03/19/2025	493.93
DIAMOND ENVIRONMENTAL SERVICES	2025-319	53874	3580	03/19/2025	406.13
DIAMOND ENVIRONMENTAL SERVICES	2025-320	53884	3580	03/19/2025	394.77
DIAMOND ENVIRONMENTAL SERVICES	2025-321	53874	3580	03/19/2025	735.38
NAKAE & ASSOCIATES	2025-322	53883	3580	03/19/2025	5,814.25
NAKAE & ASSOCIATES	2025-326	53883	3580	03/19/2025	4,427.68
LAND IQ, LLC	2025-323	53932	3580	03/19/2025	3,963.90
LAND IQ, LLC	2025-324	53880	3580	03/19/2025	770.00
LAND IQ, LLC	2025-325	53879	3580	03/19/2025	2,924.20
ASSURED PARTNERS CAPITAL, INC.	2025-314	53874	2302	03/19/2025	11.35
SUBURBAN WATER SYSTEMS	2025-327	53874	5222	03/24/2025	103.75

LOS ANGELES COUNTY
 PUENTE HILLS HABITAT PRESERVATION AUTHORITY
 STATEMENT OF RECEIPTS AND DISBURSEMENTS
 3RD QUARTER JANUARY 1, 2025 THRU MARCH 31, 2025

Attachment
 Page 3 of 3

Description	Req. №	Unit №	Rev / Obj Code	Record Date	Amount	
WARE DISPOSAL CO., INC.	2025-332	53874	3580	03/25/2025	131.67	
DEWEY PEST CONTROL CO.	2025-329	53874	3580	03/25/2025	74.30	
DEWEY PEST CONTROL CO.	2025-330	53874	3580	03/25/2025	74.30	
SAN GABRIEL VALLEY WATER CO	2025-328	53874	5222	03/25/2025	228.48	
VALLEY VISTA SERVICES INC	2025-331	53884	3580	03/25/2025	147.76	
DIAMOND ENVIRONMENTAL SERVICES	2025-335	53884	3580	03/27/2025	976.58	
CHARTER COMMUNICATIONS HOLDINGS LLC	2025-334	53874	5222	03/27/2025	106.25	
STATE COMPENSATION INSURANCE FUND	2025-333	53874	2302	03/27/2025	463.62	
Total Vendor Payments:						733,775.27
Investment Purchases Management Fees by Treasurer Tax Collector:						
MANAGEMENT FEES DEC 2024		53874	3856	01/24/2025	1,366.34	
MANAGEMENT FEES JAN 2025		53874	3856	02/23/2025	1,366.34	
MANAGEMENT FEES FEB 2025		53874	3856	03/13/2025	1,234.11	
Total Investment Purchases Management Fees by Treasurer Tax Collector:						3,966.79
Total Disbursements						\$ 737,742.06
Ending Cash Balance, March 31, 2025						\$ 9,703,953.20

Prepared by: Kevin Leung 04/08/2025
 Los Angeles County Department of Auditor-Controller
 Accounting Division

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

AGENDA ITEM NO. 3E

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Adoption of Authority Resolution 2025-02 Certifying Completion of the Puente Hills Fuels Reduction and Wildfire Prevention Round Two (RMC 21027) grant.

Recommendation:

That the Board adopt Resolution 2025-02.

Background:

The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) provided the Authority with a grant in the amount of \$275,600 for fire prevention actions.

This funding was sourced from the Governor's wildfire resilience plan. The term of grant agreement "RMC21027" was June 1, 2022 through March 31, 2025 and funds were spent by March 2025. Building on the success of a previously awarded Wildfire Prevention grant to the Authority (grant "RMC20008"), the project scope of grant RMC21027 is located at various sites throughout the Puente Hills, which are situated between the communities of Whittier, Hacienda Heights, and La Habra Heights. Tasks consisted of: maintenance of defensible space clearance between the Habitat Authority's Preserve and structures at the urban-wildland interface; hazardous fuel reduction of non-native vegetation via goat grazing, herbicide treatment, hand clearance, and mechanical methods; removal of nonnative and invasive vegetation, primarily along emergency access roads; and habitat enhancement efforts to establish native vegetation and further reduce hazardous fuel load. A map of the project work areas is attached for your reference. All work has been completed to date.

The deliverables were as follows:

Six project sub-tasks were implemented concurrently across the Puente Hills Preserve involving approximately 67.5 acres of fuel clearance:

A) The Habitat Authority had a separate agreement with the Conservation Corps of Long Beach (CCLB) to clear along approximately 10-miles of emergency access roads (which was funded to the CCLB by a separate grant from the Rivers and Mountains Conservancy awarded in 2021). Grant RMC21027 awarded to the Authority involved hiring and overseeing a contractor to pickup all of the vegetation cut by CCLB and hauling it to an off-site legal landfill for disposal.

B) Peppergrass Trail hazardous fuel reduction and habitat enhancement (approx. 1.9 ac); seeds for the habitat enhancement work (after weed clearance) were collected by a qualified native seed collection company from the Preserve to ensure local adaptation

C) Turnbull Canyon Trail invasive species removal along emergency access road (approx. 2.6 ac)

D) Hacienda Hills Trailhead defensible space and invasive species removal (approx. 3 ac)

E) La Habra Heights hazardous fuel reduction goat grazing in and/or adjacent to defensible space in 2023 (30 acres) and 2024 (11 acres) in different locations each year.

F) Removal of vegetation and hazardous trees for fire prevention and safety across the Preserve. Work included extensive clearance along the Arroyo San Miguel Trail, Bob Henderson Loop Trail, Sycamore Canyon Trail, and Arroyo Pescadero Trailhead for emergency access (Amendment Two).

Budget RMC 21027	\$ Amount
Sub-task A	\$ 7,390
Sub-task B	\$ 36,600
Sub-task C	\$ 39,100
Sub-task D	\$ 28,500
Sub-task E	\$ 64,700
Sub-task F	\$ 43,710
Contingency 10%	\$ 21,200
Project Management 10%	\$ 13,200
Indirect 10%	\$ 21,200
TOTAL	\$ 275,600

Fiscal Impact:

The final grant closeout and reimbursement for retention costs of approximately \$22,500 is dependent on a certification by the Authority Board of Directors that the project has been completed via adoption of Resolution 2025-02.

Attachments:

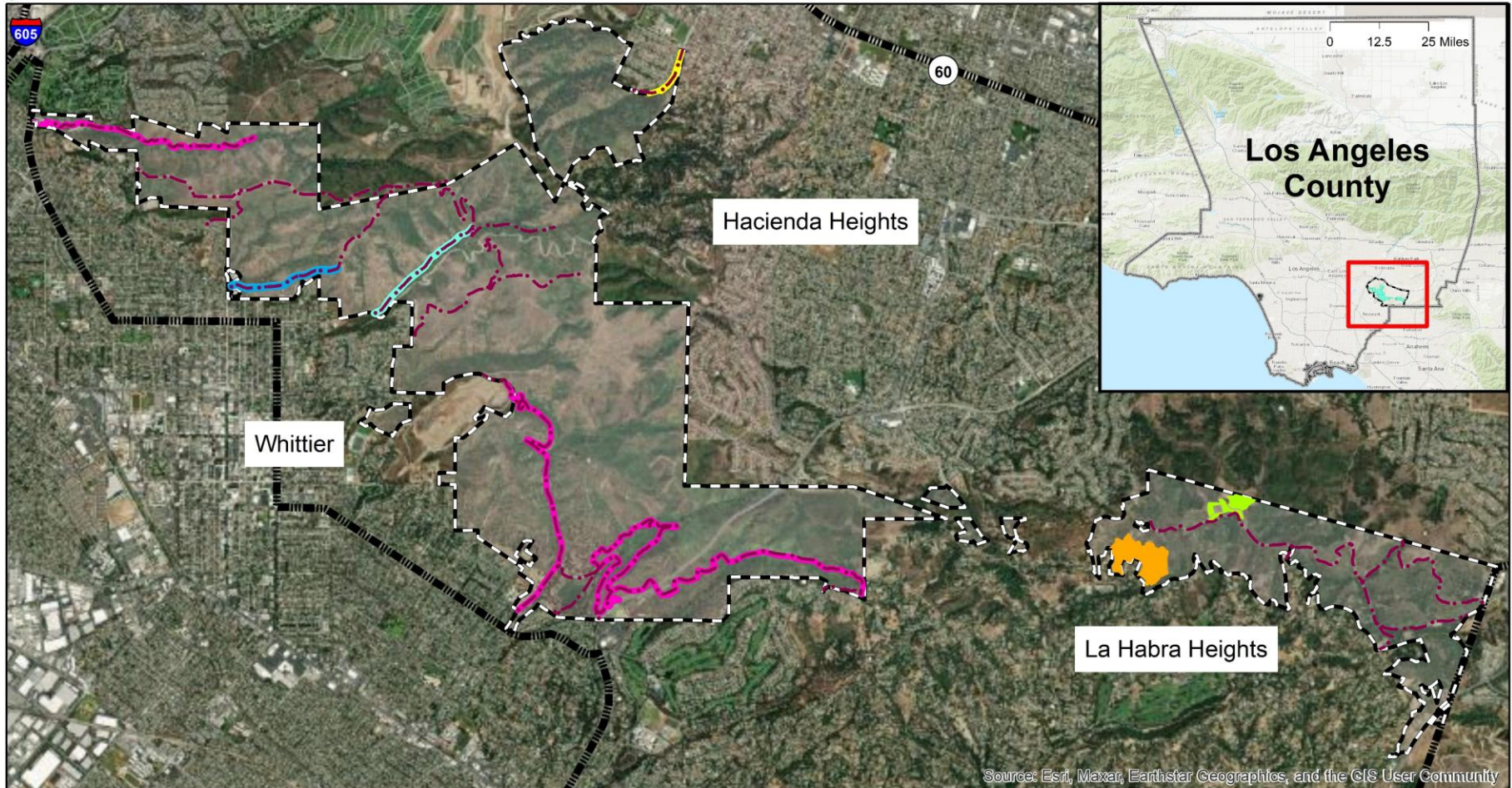
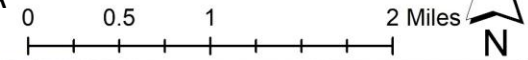
Map of project area

Authority Board Resolution 2025-02

Puente Hills Fuels Reduction and Wildfire Prevention Round 2

Grant RMC21027

Puente Hills Preserve, Los Angeles County, CA



Legend

Habitat Authority Jurisdictional Boundary

Puente Hills Preserve Boundary

Sub-task A- Vegetation pile removal along emergency access routes

Sub-task B- Peppergrass Trail fuel reduction and habitat enhancement

Sub-task C- Turnbull Canyon Trail invasive removal

Sub-task D- Hacienda Hills Trailhead defensible space and invasive removal

Sub-task E- La Habra Heights fuel reduction goat grazing (30 acres)- year 1

Sub-task E- La Habra Heights fuel reduction goat grazing (11 acres)- year 2

Sub-task F- Preserve-wide vegetation and tree removal

**Puente Hills Habitat Preservation Authority
Resolution No. 2025-02**

**A Resolution of the Board of Directors
CERTIFYING COMPLETION OF THE
PUENTE HILLS FUELS REDUCTION AND WILDFIRE PREVENTION ROUND TWO
(RMC 21027) GRANT**

WHEREAS, the Puente Hills Habitat Preservation Authority (Habitat Authority) is a Joint Powers Authority created pursuant to Government Code Section 6500 in 1994; and

WHEREAS, the Habitat Authority is dedicated to the acquisition, restoration, and management of open space in the Puente Hills for preservation of the land in perpetuity, with the primary purpose to protect native habitat and biological diversity. Additionally, the Habitat Authority endeavors to provide opportunities for outdoor education and low-impact recreation; and

WHEREAS, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) awarded the Habitat Authority a grant (RMC 21027) in accordance with the Wildfire Prevention Early Action Budget Plan in Chapter 14/21 of the Budget Act of 2020; and

WHEREAS, this action by the Habitat Authority's Board of Directors will certify completion of the Puente Hills Fuels Reduction and Wildfire Prevention Round Two (RMC 21027) grant. Certification is required by the RMC in order for the Habitat Authority to close out the grant and be fully reimbursed for project costs.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Puente Hills Habitat Preservation Authority hereby:

1. Finds that the above recitals are true and correct and incorporates them by reference as though set forth in full.
2. Finds that this action is consistent with the purposes of the Habitat Authority.
3. Finds that the actions contemplated by this resolution are categorically exempt from the California Environmental Quality Act under Section 15307 of the CEQA Guidelines as actions to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment; Section 15308 of the Guidelines as actions to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment; none of the exceptions to the exemptions set for in Section 15300.2 of the Guidelines apply.
4. Incorporates by reference the associated staff report dated May 15, 2025.
5. Certifies completion of the Puente Hills Fuels Reduction and Wildfire Prevention Round Two (RMC 21027) grant.

PHHPA
Resolution 2025-02
May 15, 2025

This resolution shall take effect immediately upon its adoption by the Board of Directors, and the Board Secretary shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the Board of Directors of the Puente Hills Habitat Preservation Authority at this special meeting of May 15, 2025 by the following vote.

Motion _____ Second: _____

Ayes: _____

Nays: _____

Abstentions: _____

Signature

Chair of Board of Directors

----- CERTIFICATION OF RESOLUTION -----

ATTEST:

I Carlos Zelaya, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, witness my hand on the 15th of May 2025.

Signature

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

AGENDA ITEM NO 3F

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Adopt the annual County of Los Angeles Treasurer and Tax Collector Investment Policy Statement dated March 11, 2025. Adoption of an investment policy is a requirement of the Memorandum of Understanding (MOU) dated May 2011 between the Authority and Los Angeles County Treasurer and Tax Collector for specific purpose investments.

Recommendation:

That the Board adopt the attached Investment Policy.

Background:

The Authority's Memorandum of Understanding (MOU) with the Los Angeles County Treasurer and Tax Collector, executed in May 2011, enables the County to make investments for the Authority using a specific purpose investment (SPI) program that is within the guidelines of the County's Investment Policy. Section III of that MOU instructs the Authority to create its own Investment Policy or adopt that of the County, either of which shall be approved by the Authority on an annual basis. The Investment Policy needs to comply with the California Government Code and Education Code and may not be less restrictive than the Treasurer's Investment Policy. Attached is the County's newest Investment Policy which was adopted by the Los Angeles County Board of Supervisors on March 11, 2025. The Authority has previously adopted the County's policies from years past. The Authority's SPI program, which is also referred to as the agency's endowment or portfolio, and its cash funds held in the County's pool account adhere to the attached Investment Policy.



ELIZABETH BUENROSTRO GINSBERG
TREASURER AND TAX COLLECTOR

**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437
Los Angeles, California 90012
Telephone: (213) 974-2101 Fax: (213) 626-1812
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

ADOPTED

**BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES**

March 11, 2025

18 March 11, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**DELEGATION OF AUTHORITY TO INVEST AND
ANNUAL ADOPTION OF THE TREASURER AND TAX COLLECTOR
INVESTMENT POLICY
(ALL DISTRICTS) (3-VOTES)**

SUBJECT

Delegation of authority to invest and reinvest County funds and funds of other depositors in the County Treasury to the Treasurer and Tax Collector (Treasurer), and adoption of the Treasurer and Tax Collector Investment Policy.

IT IS RECOMMENDED THAT THE BOARD:

1. Delegate the authority to the Treasurer to invest and reinvest County funds and funds of other depositors in the County Treasury.
2. Adopt the attached Treasurer and Tax Collector Investment Policy (Investment Policy).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The requested actions allow the Treasurer to continue to invest County funds and funds of other depositors in the County Treasury pursuant to the Investment Policy. On March 19, 2024, pursuant to Government Code (GC) Section 27000.1, and subject to GC Section 53607, your Board delegated to the Treasurer the annual authority to invest and reinvest funds of the County and funds of other depositors in the County Treasury. GC Section 27000.1 states that subsequent to your Board's delegation, the Treasurer shall thereafter assume full responsibility for those transactions until your Board either revokes its delegation of authority, by ordinance, or decides not to renew the annual delegation, as provided in GC Section 53607. This action requests renewal of the annual delegation.

GC Section 53646 permits your Board to annually approve the Investment Policy. The primary objectives of the Investment Policy, in priority order, are to maintain the safety of principal, to provide liquidity, and to achieve a return on funds invested. These objectives align with those in State law. Each year, my office reviews the Investment Policy to incorporate changes deemed necessary to meet our primary objectives and to ensure that it aligns with any changes in the GC.

Based on our analysis and in consideration of current market conditions, we recommend no changes to the Investment Policy for 2025. However, we have provided the annual update to the limitation calculation for intermediate-term, medium-term, and long-term holdings (Attachment III).

Update on Environmental, Social and Corporate Governance (ESG)

On March 9, 2021, your Board approved changes to the Investment Policy in areas related to the consideration of Environmental, Social and Corporate Governance (ESG). Consistent with the 2021 Investment Policy, we incorporated Sustainalytics ESG scores as part of our analysis of investment issuers and have taken action to reduce investments if an issuer's composite ESG score is weaker than the median score for its industry. To date, the consideration of ESG scores in determining our issuers' investment limits has not impacted the County Treasury's return on investments.

In Fiscal Year (FY) 2023-24, the percentage of approved issuers with ESG scores increased to 58%, from 57% the prior year. Our purchase volume from issuers with ESG scores increased, from \$30.3 billion in FY 2022-23, to \$33.2 billion in FY 2023-24. This increase is largely attributable to the growth in the investment pool size.

Implementation of Strategic Plan Goals

The recommended action supports County Strategic Plan North Star 3, Realize tomorrow's government today; Focus Area Goal G, Internal Controls and Processes; Strategy ii. Manage and Maximize County Assets.

FISCAL IMPACT/FINANCING

The investment of surplus County funds and funds of other depositors allows these funds to earn a return which is credited to the depositor, net of administrative expenses.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to GC Section 27000.1, your Board may delegate by ordinance the authority to invest and reinvest funds of the County and funds of other depositors in the County Treasury to the Treasurer. On January 23, 1996, your Board adopted Ordinance 96-0007 adding Los Angeles County Code Section 2.52.025, which delegated such authority to the Treasurer, subject to annual renewal pursuant to GC Section 53607. GC 53646 permits the Treasurer to render annually to your Board a statement of Investment Policy, to be reviewed and approved at a public meeting. This GC Section also requires that any change in the Investment Policy be submitted to your Board for review and approval at a public meeting.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on current services.

The Honorable Board of Supervisors

3/11/2025

Page 3

Respectfully submitted,

A handwritten signature in cursive script, reading "Elizabeth Buenrostro Ginsberg". The signature is written in dark ink and is positioned above the printed name.

ELIZABETH BUENROSTRO GINSBERG

Treasurer and Tax Collector

EBG:LP:DJJ:JK:bp

Enclosures

c: Chief Executive Officer
Executive Officer, Board of Supervisors
Auditor-Controller
County Counsel

**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
INVESTMENT POLICY**

Authority to Invest

Pursuant to Government Code Section 27000.1 and Los Angeles County Code 2.52.025, the Los Angeles County Board of Supervisors has delegated to the Treasurer the authority to invest and reinvest the funds of the County and the funds of other depositors in the County Treasury.

Fundamental Investment Policy

The Treasurer, a trustee, is inherently a fiduciary and subject to the prudent investor standard. Accordingly, when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing investments, the investment decisions SHALL be made with the care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity would use with like aims.

All investments SHALL be governed by the Government Code and comply with the specific limitations set forth within this Investment Policy. Periodically, it may be necessary and prudent to make investment decisions beyond the limitations set forth in the Investment Policy that are otherwise permissible by California Government Code. In these special circumstances, ONLY the Treasurer is permitted to give written approval to operate outside the limitations set forth within this Investment Policy.

Pooled Surplus Investment Portfolio

The Treasurer SHALL establish and maintain a Pooled Surplus Investment (PSI) portfolio. The PSI portfolio SHALL be used to provide safe, liquid investment opportunities for pooled surplus funds deposited into the County Treasury.

The investment policies of the PSI portfolio SHALL be directed by and based on three prioritized objectives. The primary objective SHALL be to ensure the safety of principal. The secondary objective SHALL be to meet the liquidity needs of the PSI participants, which might be reasonably anticipated. The third objective SHALL be to achieve a return on funds invested, without undue compromise of the first two objectives.

PSI revenue/loss distribution SHALL be shared on a pro-rata basis with the PSI participants. PSI revenue/loss distribution will be performed monthly, net of administrative costs authorized by Government Code Section 27013 which includes employee salaries and benefits and services and supplies, for investing, depositing or handling funds, and the distribution of interest income, based on the PSI participants' average daily fund balance as recorded on the Auditor-Controller's accounting records. Administrative costs SHALL be deducted from the monthly PSI revenue/loss distribution on the basis of one-twelfth of the budgeted costs and adjusted periodically to actual costs.

Investments purchased with the intent to be held to maturity SHALL be accounted for in the Non-Trading partition of the PSI portfolio. Investments purchased with the intent to be sold prior to maturity SHALL be accounted for in the Trading partition of the PSI portfolio. The investments in the Trading partition SHALL NOT exceed \$500 million without specific written approval of the Treasurer.

In the event that a decision is made to transfer a given security from one partition to another, it MAY be transferred at cost; however, the difference between the market value, exclusive of accrued interest, at the time of transfer and the purchase price, exclusive of accrued interest, SHALL be computed and disclosed as unrealized profit or loss.

All PSI investments SHALL be categorized according to the period of time from settlement date to maturity date as follows:

- SHORT-TERM investments are for periods of up to ONE YEAR.
- INTERMEDIATE-TERM investments are for periods of ONE YEAR to THREE YEARS.
- MEDIUM-TERM investments are for periods of over THREE YEARS to FIVE YEARS.
- LONG-TERM investments are for periods of over FIVE YEARS.

PSI investments SHALL be limited to the short-term category except that the Investment Office of the Treasurer's Office MAY make PSI investments in accordance with the limitations imposed in Attachments I, II, III, and IV (all of which are attached hereto and incorporated by this reference.)

The weighted average maturity target of the PSI portfolio is a range between 1.0 and 4.0 years. For purposes of maturity classification, the maturity date SHALL be the nominal maturity date or the unconditional put option date, if one exists.

The total PSI portfolio investments with maturities in excess of one year SHALL NOT exceed 75% of the last 24 months' average total cash and investments, after adjustments, as indicated in Attachment III.

Business Continuity Plan

The Treasurer's Business Continuity Plan (BCP) serves to sustain the performance of mission-critical Treasury functions in the event of a local or widespread emergency. The BCP includes written guidelines to perform critical Treasury functions, contact

information for key personnel, authorized bank representatives and broker/dealers. The Treasurer's Office implemented its BCP in 2007.

Liquidity of PSI Investments

Short-term liquidity SHALL further be maintained and adjusted monthly so that sufficient anticipated cash is available to fully meet unanticipated withdrawals of discretionary deposits, adjusted for longer-term commitments, within 90 days.

Such liquidity SHALL be monitored where, at the beginning of each month, the par value for maturities in the next 90 days plus projected PSI deposits for 90 days, divided by the projected PSI withdrawals for 90 days plus discretionary PSI deposits, is equal to or greater than one.

The liquidation of investments is not required solely because the discretionary liquidity withdrawal ratio is less than one; however, investments SHALL be limited to a maximum maturity of 30 days until such time as the discretionary liquidity withdrawal ratio is equal to or greater than one.

The sale of any PSI instrument purchased in accordance with established policies is not required solely because an institution's credit rating is lowered after the purchase of the instrument.

Specific Purpose Investment Portfolio

The Treasurer SHALL maintain a Specific Purpose Investment (SPI) portfolio to manage specific investment objectives of the SPI participants. Specific investments may be made with the approval of the requesting entity's governing body and the approval of the Treasurer. Revenue/loss distribution of the SPI portfolio SHALL be credited to the specific entity for which the investment was made. The Treasurer reserves the right to establish and charge the requesting entity fees for maintaining the entity's SPI portfolio.

Investments SHALL be limited to the short-term category, as defined above in the previous section for PSI investments, except when requested by a depositing entity and with the approval of the Treasurer, a longer term investment MAY be specifically made and held in the SPI portfolio.

The sale of any SPI instrument purchased in accordance with established policies is not required solely because an institution's credit rating is lowered after the purchase of the instrument.

Execution, Delivery, and Monitoring of Investments

The Treasurer SHALL designate, in writing, personnel authorized to execute investment transactions.

All transactions SHALL be executed on a delivery versus payment basis.

The Treasurer or his authorized designees, in purchasing or obtaining any securities in a negotiable, bearer, registered, or nonregistered format, requires delivery of the securities to the Treasurer or designated custodial institution, by book entry, physical delivery, or by third party custodial agreement.

All investment transactions made by the Investment Office SHALL be reviewed by the Internal Controls Branch to assure compliance with this Investment Policy.

Reporting Requirements

The Treasurer SHALL provide the Board of Supervisors with a monthly report consisting of, but not limited to, the following:

- All investments detailing each by type, issuer, date of maturity, par value, historical cost, market value and the source of the market valuation.
- Month-end bank balances for accounts under the control of the Treasurer.
- A description of funds, investments, or programs that are under the management of contracted parties, including lending programs for the Treasurer.
- A description of all investment exceptions, if any, to the Investment Policy.
- A statement denoting the ability of the PSI portfolio to meet the anticipated cash requirements for the participants for the next six months.

Discretionary Treasury Deposits and Withdrawal of Funds

At the sole discretion of the Treasurer, PSI deposits may be accepted from local agencies not required to deposit their funds with the Los Angeles County Treasurer, pursuant to Government Code Section 53684.

At the time such deposits are made, the Treasurer may require the depositing entity to provide annual cash flow projections or an anticipated withdrawal schedule for deposits in excess of \$1 million. Such projections may be adjusted periodically as prescribed by the Treasurer but in no event less than semi-annually.

In accordance with Government Code Section 27136, all requests for withdrawal of such funds, for the purpose of investing or depositing these funds elsewhere SHALL be evaluated, prior to approving or disapproving the request, to ensure that the proposed withdrawal will not adversely affect the principal deposits of the other PSI participants.

If it is determined that the proposed withdrawal will negatively impact the principal deposits of the other PSI participants, the Treasurer may delay such withdrawals until the impact can be mitigated.

Broker/Dealers Section

Broker/Dealers SHALL be limited to primary government dealers as designated by the Federal Reserve Bank or institutions meeting one of the following:

- A. Broker/Dealers with minimum capitalization of \$500 million and who meet all five of the below listed criteria:
 - 1. Be licensed by the State as a Broker/Dealer, as defined in Section 25004 of the Corporations Code, or a member of a Federally regulated securities exchange and;
 - 2. Be a member of the Financial Industry Regulatory Authority and;
 - 3. Be registered with the Securities and Exchange Commission and;
 - 4. Have been in operation for more than five years; and
 - 5. Have a minimum annual trading volume of \$100 billion in money market instruments or \$500 billion in United States (U.S.) Treasuries and Agencies.
- B. Emerging firms that meet all of the following:
 - 1. Be licensed by the State as a Broker/Dealer, as defined in Section 25004 of the Corporations Code, or a member of a Federally regulated securities exchange and;
 - 2. Maintain office(s) in California and;
 - 3. Maintain a minimum capitalization of \$250,000 and, at the time of application, have a maximum capitalization of no more than \$10 million.

Commercial Paper and Negotiable Certificates of Deposit may be purchased directly from issuers approved by the Treasurer.

An approved Treasurer Broker/Dealer list SHALL be maintained. Firms SHALL be removed from the approved Broker/Dealer list and trading suspended with firms failing to accurately and timely provide the following information:

- A. Confirmation of daily trade transactions and all open trades in effect at month-end.
- B. Response to auditor requests for confirmation of investment transactions.
- C. Response to the Internal Controls Branch requests for needed information.

Honoraria, Gifts, and Gratuities Limitations

The Treasurer, Chief Deputy Treasurer and Tax Collector and designated Treasurer and Tax Collector employees SHALL be governed by the provision of the State's Political Reform Act, the Los Angeles County Code relating to Lobbyists, and the Los Angeles County Code relating to post government employment of County officials.

Investment Limitations

The Investment Office SHALL NOT invest in inverse floating rate notes, range notes, or interest only strips that are derived from a pool of mortgages.

The Investment Office SHALL NOT invest in any security that could result in zero interest if held to maturity.

For investment transactions in the PSI portfolio, the Investment Office SHALL obtain approval of the Treasurer before recognizing any loss exceeding \$100,000 per transaction, calculated using amortized cost.

Proceeds from the sale of notes or funds set aside for the repayment of notes SHALL NOT be invested for a term that exceeds the term of the notes. Funds from bond proceeds may be invested in accordance with Government Code Section 53601(m), which permits investment according to the statutory provisions governing the issuance of those bonds, or in lieu of any statutory provisions to the contrary, in accordance with the approved financing documents for the issuance.

Consideration of Environmental, Social, and Corporate Governance (ESG) Scores

The Treasurer considers that environmental, social and governance (ESG) factors may financially impact the safety, liquidity and yield of investment opportunities. The Treasurer therefore may pursue pragmatic and cost-effective means to consider such factors to fulfill the objectives set forth for the PSI Portfolio.

The Treasurer may also seek to further the County's sustainability goals and enhance the transition to a green economy, consistent with the County's Sustainability Plan, Our County, in its investment decisions, as long as such investments achieve substantially equivalent safety, liquidity and yield compared to other investment opportunities.

Permitted Investments

Permitted Investments SHALL be limited to the following:

A. Obligations of the U.S. Government, its agencies and instrumentalities

1. Maximum maturity: None.
2. Maximum total par value: None.
3. Maximum par value per issuer: None.
4. Federal agencies: Additional limits in Section G apply if investments are Floating Rate Instruments.

B. Municipal Obligations from the approved list of municipalities (Attachment IV)

1. Maximum maturity: As limited in Attachment IV.
2. Maximum total par value: 10% of the PSI portfolio.

C. Asset-Backed Securities

1. Maximum maturity: Five years.
2. Maximum total par value: 20% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.
4. All Asset-Backed securities must be rated in a rating category of "AA" or its equivalent or better rating and the issuer's corporate debt rating must be in a rating category of "A" or its equivalent or better by a Nationally Recognized Statistical Rating Organization (NRSRO).

D. Bankers' Acceptance Domestic and Foreign

1. Maximum maturity: 180 days and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: 40% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. The aggregate total of Bankers' Acceptances and Negotiable Certificates of Deposits SHALL NOT exceed:
 - a) The total shareholders' equity of depository bank.
 - b) The total net worth of depository bank.

E. Negotiable Certificates of Deposit (CD)

1. Maximum maturity: Three years and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: Aggregate total of Domestic and Euro CD's are limited to 30% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. Must be issued by:
 - a) National or State-chartered bank, or
 - b) Savings association or Federal association, or
 - c) Federal or State credit union, or
 - d) Federally licensed or State-licensed branch of a foreign bank.
5. Euro CD's:
 - a) Maximum maturity: One year and limits outlined in Attachment I for issuer's current credit rating.

- b) Maximum total par value: 10% of the PSI portfolio.
 - c) Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.
 - d) Limited to London branch of National or State-chartered banks.
6. The aggregate total of Bankers Acceptances and Negotiable Certificates of Deposits SHALL NOT exceed:
- a) The total shareholders' equity of depository bank.
 - b) The total net worth of the depository bank.

F. Corporate and Depository Notes

- 1. Maximum maturity: Three years and limits outlined in Attachment I for the issuer's current credit rating.
- 2. Maximum total par value: 30% of the PSI portfolio.
- 3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
- 4. Notes MUST be issued by:
 - a) Corporations organized and operating within the U.S.
 - b) Depository institutions licensed by the U.S or any State and operating within the U.S.
- 5. Additional limits in Section G apply if note is a Floating Rate Note Instrument.

G. Floating Rate Notes

Floating Rate Notes included in this category are defined as any instrument that has a coupon or interest rate that is adjusted periodically due to changes in a base or benchmark rate.

- 1. Maximum maturity: Seven years, provided that Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 million par value may be greater than five years to maturity.

2. Maximum total par value: 10% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for the issuer's current credit rating.
4. Benchmarks SHALL be limited to commercially available U.S. dollar denominated indexes.
5. The Investment Office SHALL obtain the prospectus or the issuer term sheet prior to purchase for all Floating Rate Notes and SHALL include the following on the trade ticket:
 - a) Specific basis for the benchmark rate.
 - b) Specific computation for the benchmark rate.
 - c) Specific reset period.
 - d) Notation of any put or call provisions.

H. Commercial Paper

1. Maximum maturity: 270 days and limits outlined in Attachment I for the issuer's current credit rating.
2. Maximum total par value: 40% of the PSI portfolio.
3. Maximum par value per issuer: The lesser of 10% of the PSI portfolio or the limits outlined in Attachment I for the issuer's current credit rating.
4. Credit: Issuing Corporation - Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (a) or paragraph (b):
 - a) The entity meets the following criteria:
 - 1) Is organized and operating in the U.S. as a general corporation.
 - 2) Has total assets in excess of \$500 million.
 - 3) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by a NRSRO.

b) The entity meets the following criteria:

- 1) Is organized in the U.S. as a Limited Liability Company or Special Purpose Corporation.
- 2) Has program-wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond.
- 3) Has commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

I. Shares of Beneficial Interest

1. Money Market Fund (MMF) - Shares of beneficial interest issued by diversified management companies known as money market mutual funds, registered with the Securities and Exchange Commission in accordance with Section 270.2a-7 of Title 17 of the Code of Federal Regulation. The company SHALL have met either of the following criteria:

- a) Attained the highest possible rating by not less than two NRSROs.
- b) Retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized in Government Code Section 53601 and with assets under management in excess of five hundred million dollars (\$500,000,000).

Maximum total par value: 15% of the PSI portfolio. However, no more than 10% of the PSI may be invested in any one fund.

2. State of California's Local Agency Investment Fund (LAIF) pursuant to Government Code Section 16429.1.
3. Trust Investments – Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in securities and obligations authorized in Section 53601 (a) to (o) of the Government Code. To be eligible, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:
 - a) The adviser is registered or exempt from registration with the Securities and Exchange Commission.
 - b) The adviser has not less than five years of experience investing in the

securities and obligations authorized in Section 53601 (a) to (o) of the Government Code.

- c) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

J. Repurchase Agreement

1. Maximum maturity: 30 days.
2. Maximum total par value: \$1 billion.
3. Maximum par value per dealer: \$500 million.
4. Agreements must be in accordance with approved written master repurchase agreement.
5. Agreements must be fully secured by obligations of the U.S. Government, its agencies and instrumentalities. The market value of these obligations that underlie a repurchase agreement shall be valued at 102% or greater of the funds borrowed against those securities and the value shall be adjusted no less than monthly. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102% no later than the next business day. If a repurchase agreement matures the next business day after purchase, the repurchase agreement is not out of compliance with this collateralization requirement if the value of the collateral falls below the 102% requirement at the close of business on settlement date.

K. Reverse Repurchase Agreement

1. Maximum term: One year.
2. Maximum total par value: \$500 million. Maximum par value is limited to a combined total of reverse repurchase agreements and securities lending agreements of 20% of the base value of the portfolio.
3. Maximum par value per broker: \$250 million.
4. Dealers limited to those primary dealers or those Nationally or State chartered banks that have a significant banking relationship with the County as defined in Government Code Section 53601(j)(4)(B) approved specifically by the

Treasurer.

5. Agreements SHALL only be made for the purpose of enhancing investment revenue.
6. Agreements must be in accordance with approved written master repurchase agreement.
7. Securities eligible to be sold with a simultaneous agreement to repurchase SHALL be limited to obligations of the U.S. Government and its agencies and instrumentalities.
8. The security to be sold on a reverse repurchase agreement SHALL have been owned and fully paid for by the Treasurer for a minimum of 30 days prior to sale.
9. The proceeds of the reverse repurchase agreement SHALL be invested in authorized instruments with a maturity less than 92 days unless the agreement includes a codicil guaranteeing a minimum earning or spread to maturity.
10. The proceeds of the reverse repurchase agreement SHALL be invested in instruments with maturities occurring at or before the maturity of the reverse repurchase agreement.
11. In no instance SHALL the investment from the proceeds of a reverse repurchase agreement be sold as part of a subsequent reverse repurchase agreement.

L. Forwards, Futures and Options

Forward contracts are customized contracts traded in the Over The Counter Market where the holder of the contract is OBLIGATED to buy or sell a specific amount of an underlying asset at a specific price on a specific future date.

Future contracts are standardized contracts traded on recognized exchanges where the holder of the contract is OBLIGATED to buy or sell a specific amount of an underlying asset at a specific price on a specific future date.

Option contracts are those traded in either the Over The Counter Market or recognized exchanges where the purchaser has the RIGHT but not the obligation to buy or sell a specific amount of an underlying asset at a specific price within a specific time period.

1. Maximum maturity: 90 days.
2. Maximum aggregate par value: \$100 million.
3. Maximum par value per counterparty: \$50 million. Counterparties for Forward and Option Contracts limited to those on the approved Treasurer and Tax Collector list and must be rated "A" or better from at least one nationally recognized rating agency.
4. The underlying securities SHALL be an obligation of the U.S. Government and its agencies and instrumentalities.
5. Premiums paid to an option seller SHALL be recognized as an option loss at the time the premium is paid and SHALL not exceed \$100,000 for each occurrence or exceed a total of \$250,000 in any one quarter. Premiums received from an option purchase SHALL be recognized as an option gain at the time the premium is received.
6. Complex or hybrid forwards, futures or options defined as agreements combining two or more categories are prohibited unless specific written approval of the Treasurer is obtained PRIOR to entering into the agreement.
7. Open forward, future, and option contracts SHALL be marked to market weekly and a report SHALL be prepared by the Internal Controls Branch.
8. In conjunction with the sale of bonds, the Treasurer MAY authorize exceptions to maturity and par value limits for forwards, futures and options.

M. Interest Rate Swaps

Interest Rate Swaps SHALL be used only in conjunction with the sale of bonds approved by the Board of Supervisors. In accordance with Government Code Section 53534, these agreements SHALL be made only if all bonds are rated in one of the three highest rating categories by two nationally recognized rating agencies and only upon receipt, from any rating agency rating the bonds, of written evidence that the agreement will not adversely affect the rating. Further, the counterparty to such an agreement SHALL be rated "A" or better from at least one nationally recognized rating agency selected by the Treasurer, or the counterparty SHALL provide an irrevocable letter of credit from an institution rated "A" or better from at least one nationally recognized rating agency acceptable to the Treasurer.

N. Securities Lending Agreement

Securities lending agreements are agreements under which the Treasurer agrees to transfer securities to a borrower who, in turn agrees to provide collateral to the Treasurer. During the term of the agreement, both the securities and the collateral are held by a third party. At the conclusion of the agreement, the securities are transferred back to the Treasurer in return for the collateral.

1. Maximum term: 180 days.
2. Maximum par value: Maximum par value is limited to a combined total of reverse repurchase agreements and securities lending agreements of 20% of the base value of the portfolio.
3. Dealers limited to those primary dealers or those Nationally or State chartered banks that have a significant banking relationship with the County as defined in Government Code Section 53601(j)(4)(B) approved specifically by the Treasurer.
4. Agreements SHALL only be made for the purpose of enhancing investment revenue.
5. Securities eligible to be sold with a simultaneous agreement to repurchase SHALL be limited to obligations of the U.S. Government and its agencies and instrumentalities.
6. The security to be sold on securities lending agreement SHALL have been owned and fully paid for by the Treasurer for a minimum of 30 days prior to sale.
7. The proceeds of the securities lending agreement SHALL be invested in authorized instruments with a maturity less than 92 days unless the agreement includes a codicil guaranteeing a minimum earning or spread to maturity.
8. In no instance SHALL the investment from the proceeds of a securities lending agreement be sold as part of a subsequent reverse repurchase agreement or securities lending agreement.

O. Supranationals

Supranationals are multilateral lending institutions that provide development financing, advisory services and other financial services to their member

countries to promote improved living standards through sustainable economic growth.

Supranational investments are U.S. dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by any of the supranational institutions identified in Government Code Section 53601(q), with a maximum remaining maturity of five years or less, and which are eligible for purchase and sale within the United States. Supranational investments shall be rated in a rating category of "AA" or its equivalent or better by a NRSRO and shall not exceed 30% of the PSI portfolio.

1. Maximum maturity: Five years and limits outlined in Attachment I for issuer's current credit rating.
2. Maximum total par value: 30% of the PSI portfolio.
3. Maximum par value per issuer: Per limits outlined in Attachment I for issuer's current credit rating.

Permitted Investments are also subject to limitation based on the ESG score of individual issuers in comparison to the ESG score of the issuer's business sector, as rated by Sustainalytics. The limitation methodology is shown in Attachment II.

County of Los Angeles
Treasurer and Tax Collector
Investment Policy
ATTACHMENT I-a.

**MINIMUM CREDIT RATING
DOMESTIC ISSUERS**

Investment Type	Maximum Maturity	Issuer Rating (1)			Investment Limit
		S&P Global	Moody's Analytics	Fitch Ratings	
Bankers' Acceptance	180 days	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM
		A-1/AA	P-1/Aa	F1/AA	\$600MM
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days
Certificates of Deposit	3 years	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$600MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days
Corporate Notes, Asset Backed Securities (ABS) and Floating Rate Notes (FRN)	Corporate: 3 years ABS: 5 years FRN: 5 years (2)	A-1/AAA	P-1/Aaa	F1/AAA	\$750MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$600MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$450MM, of which 50% may be over 90 days to a maximum of 180 days

Notes:

- (1) All issuers must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Seven years, if Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 MM (million) par value may be greater than five years to maturity.

County of Los Angeles
Treasurer and Tax Collector
Investment Policy
ATTACHMENT I-b.

**MINIMUM CREDIT RATING
FOREIGN ISSUERS**

Investment Type	Maximum Maturity	Issuer Rating (1)			Investment Limit
		S&P Global	Moody's Analytics	Fitch Ratings	
Bankers' Acceptance	180 days	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM
		A-1/AA	P-1/Aa	F1/AA	\$450MM
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days.
Certificates of Deposit	3 years	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$450MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days
Corporate Notes, Asset Backed Securities (ABS) and Floating Rate Notes (FRN)	Corporate: 3 years ABS: 5 years FRN: 5 years (2)	A-1/AAA	P-1/Aaa	F1/AAA	\$600MM, of which 50% may be over 180
		A-1/AA	P-1/Aa	F1/AA	\$450MM, of which 50% may be over 180
		A-1/A	P-1/A	F1/A	\$300MM, of which 50% may be over 90 days to a maximum of 180 days

Notes:

- (1) All issuers must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Seven years, if Board of Supervisors' authorization to exceed maturities in excess of five years is in effect, of which a maximum of \$100 MM (million) par value may be greater than five years to maturity.

County of Los Angeles
Treasurer and Tax Collector
Investment Policy
ATTACHMENT I-c.

**MINIMUM CREDIT RATING
SUPRANATIONAL ISSUERS**

Issuer Rating (1)			Investment Limit (2)
S&P Global	Moody's Analytics	Fitch Ratings	
AAA	Aaa	aaa	30% of PSI Portfolio, of which 20% of the PSI Portfolio may be between 2 and 5 years.
AA	Aa	aa	20% of PSI Portfolio, of which 10% of the PSI Portfolio may be between 2 and 5 years.

Notes:

- (1) The issuer must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) Maximum combined par value for all issuers is limited to 30% of the PSI portfolio.

County of Los Angeles
Treasurer and Tax Collector
Investment Policy
ATTACHMENT I-d.

**MINIMUM CREDIT RATING
COMMERCIAL PAPER**

Maximum Maturity	Issuer Rating (1) (2)			Investment Limit (3)
	S&P Global	Moody's Analytics	Fitch Ratings	
270 days	A-1	P-1	F1	\$1.5 Billion

Notes:

- (1) The issuer must attain the required ratings from at least two of the three Nationally Recognized Statistical Rating Organizations (S&P Global, Moody's Analytics, and Fitch Ratings).
- (2) If an issuer has a long-term rating, it must be rated in a rating category of "A" or its equivalent or higher.
- (3) Maximum combined par value for all issuers is limited to 40% of the PSI portfolio.

**ENVIRONMENTAL, SOCIAL, AND CORPORATE GOVERNANCE (ESG) SCORE
IMPACT ON INVESTMENT LIMITS**

If an issuer's Sustainalytics ESG score is weaker than the median Sustainalytics ESG score of its business sector, investment limits will be subject to the following investment limit reductions:

Score Differential	Percentage Reduction of Investment Limit
≤ 5 points weaker	0%
$5 \leq 10$ points weaker	15%
$10 \leq 20$ points weaker	30%
> 20 points weaker	50%

County of Los Angeles
Treasurer and Tax Collector
Investment Policy
ATTACHMENT III

**LIMITATION CALCULATION FOR
INTERMEDIATE-TERM, MEDIUM-TERM AND LONG-TERM HOLDINGS
(Actual \$)**

Average Investment Balance and Available Cash (1)	\$54,855,027,336
Less:	
▪ 50% of Discretionary Deposits (1)	(\$1,780,447,842)
Average Available Balance	\$53,074,579,494
Multiplied by the Percent Available for Investment Over One Year	75%
Equals the Available Balance for Investment Over One Year	\$39,805,934,621
Intermediate-Term (From 1 to 3 Years) ▪ One-third of the Available Balance for Investment	\$13,268,644,874
Medium-Term and Long-Term (Greater Than 3 Years) ▪ Two-thirds of Available Balance for Investment (2)	\$26,537,289,747

(1) 24 Month Average from December 2022 to November 2024.

(2) Any unused portion of the Medium-Term and Long-Term available balance may be used for Intermediate-Term investments.

APPROVED LIST OF MUNICIPAL OBLIGATIONS

1. Any obligation issued or caused to be issued by the County of Los Angeles on its behalf or on behalf of other Los Angeles County affiliates. If on behalf of other Los Angeles County affiliates, the affiliate must have a minimum rating of “A3” (Moody’s Analytics) or “A-” (S&P Global or Fitch Ratings). The maximum maturity is limited to 30 years.
2. Any short- or medium-term obligation issued by the State of California or a California local agency with a minimum Moody’s Analytics rating of “MIG-1” or “A2” or a minimum S&P Global rating of “SP-1” or “A.” Maximum maturity limited to five years.

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

AGENDA ITEM NO 3G

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Ratification of payment for invoice 25-2180 from the Los Angeles County Registrar-Recorder/County Clerk in the amount of \$373,935.52 for costs associated with the November 2024 general election and ballot processing, and to amend the agency budget as necessary.

Recommendation:

That the Board ratify payment of the invoice from the County of Los Angeles in the amount of \$373,935.52 for costs associated with the November 2024 general election and ballot processing, and to amend the agency budget as necessary.

Background:

After the required public hearings and procedural steps, the Board approved the formation of a CFD and authorized a special tax election for Measure PH to be held on November 5, 2024. The associated election and ballot costs with these actions were discussed many times at Board meetings. Authority staff originally received an invoice from the Los Angeles County Registrar-Recorder/County Clerk dated April 7, 2025 in the amount of \$352,107.45, and processed it after the April Board meeting was cancelled to be in compliance with the 30 days deadline. However, the County subsequently sent an email explaining that a large election vendor invoice related to the Election Operations billing category was mistakenly left out of the calculations for all 2024 General Election billings that were dated April 7. As a result, the original invoice did not reflect the full amount owed. When the revised invoice was received, the amount was adjusted and the processing of the invoice continued uninterrupted. As discussed in the past, the funds used for this expense were sourced from unspent funds from a completed mitigation restoration project. According to the Authority's Purchasing Policies, any amount over \$25,000 needs approval or ratification by the Board.



LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

DEAN C. LOGAN
Registrar-Recorder/County Clerk

April 25, 2025

Puente Hills Habitat Preservation Authority
7333 Greenleaf Avenue
Whittier, CA 90602

Attention: Marlyn Barajas, Program Analyst

NOVEMBER 5, 2024 PRESIDENTIAL GENERAL ELECTION

REVISED

INVOICE NO: 25-2180
11452-9149-GE24
CUST CODE: D3220

<u>Cost Category</u>	<u>Amount</u>
Election Preparation	\$3,364.61
Election Operations	240,113.14
Vote-by-Mail Processing	76,071.78
Sample Ballot Processing and Printing	54,385.99
TOTAL AMOUNT DUE	<u>\$373,935.52</u>

Please send your payment in the enclosed envelope and indicate invoice number 25-2180 on your check to ensure proper credit. If you have any questions, please contact the Election Billing Team at ElectionBilling@rrcc.lacounty.gov.

PLEASE REMIT WITHIN 30 DAYS TO:

Registrar-Recorder/County Clerk
Financial Services Section
12400 Imperial Hwy., Room 7211
Norwalk, CA 90650-8357

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

AGENDA ITEM NO 4

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and action authorizing the Executive Director execute Memorandum of Understanding Between the Puente Hills Habitat Preservation Authority and the City of Whittier Relating to Fuel Modification Activity for Various City Public Works Facilities on city owned parcels not already included in a management agreement with the Authority.

Recommendation:

Authorize the Executive Director execute an agreement a memorandum of understanding with the City of Whittier Relating to Fuel Modification Activity for Various City Public Works Facilities on city owned parcels not already included in a management agreement with the Authority.

Background:

The Authority has informally been clearing two parcels that are owned by the city of Whittier which are outside of the management agreement between the city and the Authority. These are open space parcels that are managed by the city's Public Works Department, and adjacent to the Authority's Preserve located at the end of Carinthia Drive and Philadelphia Street. The Authority has been reimbursed for contractor costs. The Authority agreed to do the clearing efforts because on one parcel there was the concern for the occupation of sensitive birds, and the other parcel was as a convenience to the city.

Authority staff no longer expects occupation by sensitive species on one of the parcels; because of Authority staff workload, as well as a desire to clarify liability responsibilities, Authority staff asked the city to resume clearing of its own parcels or to enter into an agreement with the Authority to formalize the practice. The City indicated they would like the Authority to continue its efforts on a reimbursable basis, and will provide a draft agreement for review.

Annual fuel clearance in Whittier by Authority contractors has already commenced. Entering into an agreement as soon as possible is recommended. The attached agreement developed by Authority staff and counsel and the City would provide transparency and seamless future operational practices.

Fiscal Impact:

None

**MEMORANDUM OF UNDERSTANDING BETWEEN THE
PUENTE HILLS HABITAT PRESERVATION AUTHORITY
AND THE CITY OF WHITTIER RELATING TO FUEL
MODIFICATION ACTIVITY FOR VARIOUS CITY PUBLIC
WORKS FACILITIES**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made on _____, 2025, between the PUENTE HILLS HABITAT PRESERVATION AUTHORITY, a joint powers authority (Authority), and the CITY OF WHITTIER, a charter city (City). Authority and City may be referred to as Party or Parties.

RECITALS

- A. The Authority manages approximately 3,870 acres of open space in the Puente Hills, approximately 1,898 of which it owns.
- B. Annually, the Authority conducts fuel clearance and modification on all of the properties it manages and owns, approximately 137 acres of urban wildland interface.
- C. On August 14, 1997, City, Authority, and the Whittier Puente Hills Conservation Authority (a joint powers authority) entered into a Property Acquisition and Maintenance Agreement, Agreement No. A97-172. Three additional properties were added to the Acquisition and Maintenance Agreement on June 28, 2005. The Authority provides fuel modification services for all City property purchased under the Acquisition and Maintenance Agreement for open space purposes.
- D. The Authority has for several years also provided fuel modification services for the City’s Public Works Department, at the following properties: the Public Works paved access road depicted in Exhibit A-1 (marked in pink with thick black), APN 8126-041-904 and 8126-028-900; and part of APN 8126-028-900, as depicted in Exhibit AA (marked in pink thick white borders), and part of APNs 8138-033-903 and 8137-027-900, as depicted in Exhibit EE (marked in orange and thick white borders) (collectively, Exhibit A, the City Property, incorporated herein by reference), with the cost reimbursed by the City. The Authority has conducted fuel modification to ensure bird species protected under the U.S. Endangered Species Act are not harmed or disturbed; and the Authority conducts fuel modification nearby, thus reimbursement for the additional fuel modification work is more economical for the City than if it were performed separately. The fuel modification performed on City Property may be referred to herein as the fuel modification work, or the work.
- E. City and the Authority wish to memorialize this fuel modification work in this Memorandum of Understanding.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, terms, conditions and covenants contained herein, the parties agree as follows:

1. Recitals Incorporated. The recitals set forth above are hereby incorporated by reference and made a part of this MOU.

2. Purposes. The purpose of this MOU is to memorialize the arrangement between the Authority and the City for annual fuel modification on the City Property.

3. Initiation and Term.

(a) Term of MOU. This MOU shall become effective on the last date of execution by a Party ("Effective Date"), and shall remain in effect for five years from the Effective Date, unless terminated pursuant to Section 7 or amended pursuant to Section 8(e).

(b) Authorization to Commence. Each Party's governing body shall authorize its representative to enter into this MOU.

4. Authority Obligations. The Authority shall:

(a) Fuel Modification. On an annual basis, arrange for and conduct fuel clearance for the City's Public Works Department on the Property (the work). Also on an annual basis, Authority shall provide the City with a cost estimate and dates for the work expected to be performed during the coming year. The work shall include providing defensible space clearance in accordance with Los Angeles County requirements and regulations. City may exercise its discretion to decline fuel clearance prior to commencement of the work.

(b) Invoice and Accounting. Upon completion of the work, provide City with an itemized invoice for reimbursement.

5. City Obligations. The City shall:

(a) Payment. Agree to promptly reimburse the Authority for the work.

6. Indemnification; Release.

(a) Generally. Each Party shall indemnify, defend, and hold harmless each other, including its special districts, elected and appointed officers, employees, agents, attorneys, and designated volunteers from and against any and all liability, including, but not limited to demands, claims, actions, fees, costs, and expenses (including reasonable attorney's and expert witness fees), arising from or connected with the respective acts of each Party arising from or related to this MOU; provided, however, that no Party shall indemnify the other Party for that Party's own negligence or willful misconduct.

(b) Government Code Section 895.2. In light of the provisions of Section 895.2 of the Government Code of the State of California imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement (as defined in Section 895 of said Code), each of the Parties hereto, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, shall assume the full liability imposed upon it or any of its officers, agents, or employees, by law for injury caused by any act or omission occurring in the performance of this MOU to the same extent such liability would be imposed in the absence of Section 895.2

of the Government Code. To achieve the above stated purpose, each Party indemnifies, defends, and holds harmless the other Party for any liability, cost, or expense that may be imposed upon such other Party solely by virtue of said Section 895.2. The provisions of Section 2778 of the California Civil Code are made a part hereof as if incorporated herein.

(c) Privileges and Immunities. All of the privileges and immunities from liability, exemptions from laws, ordinances, and rules, all pension, relief, disability, worker's compensation, and other benefits which apply to the activity of officers, agents, or employees of either Party when performing their respective functions within their own territorial limits, shall apply to them to the same degree and extent while engaged in the performance on any of their functions and duties extraterritorially hereunder.

(d) Release. The City hereby releases the Authority from any liability from any damages to people or property whatsoever in connection with the work.

7. Termination and Withdrawal.

(a) Termination of MOU. This MOU may be terminated upon the express written agreement of the Parties, or withdrawal by either Party at any time. If this MOU is terminated, then the Parties must agree on the equitable redistribution of remaining funds deposited, if there are any, or payment of work conducted or invoices due at the time of termination.

8. General Provisions.

(a) Cooperation. The Parties shall fully cooperate with one another to attain the purposes of this MOU.

(b) Voluntary. This MOU is voluntarily entered into to attain the purposes of this MOU.

(c) Notices. Any notices, bills, invoices, or reports relating to this MOU, and any request, demand, statement, or other communication required or permitted hereunder shall be in writing and shall be delivered to the representatives of the Parties at the addresses set forth below. The Parties shall promptly notify each other of any change of contact information, including personnel changes. Written notice shall include notice delivered via e-mail. A notice shall be deemed to have been received on (a) the date of delivery, if delivered by hand during regular business hours, or by e-mail; or (b) on the third business day following mailing by registered or certified mail (return receipt requested) to the following addresses

To Authority:

7333 Greenfield Avenue, First Floor
Whittier, CA 90602
Attn: Executive Director

info@habitatauthority.org

To City:

13230 Penn Street
Whittier, CA 90602
Attn: City Manager

Invoices can be sent to Assistant City Manager: Shannon DeLong
sdelong@cityofwhittier.org

(d) Binding Effect. This MOU shall be binding upon, and shall be to the benefit of the respective successors, heirs, and assigns of each Member; provided, however, no Member may assign its respective rights or obligations under this MOU without prior written consent of the other Party.

(e) Amendment. The terms and provisions of this MOU may not be amended, modified, or waived, except by an instrument in writing signed by both parties.

(f) Law to Govern. This MOU is governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California.

(g) Severability. If any provision of this MOU shall be determined by any court to be invalid, illegal, or unenforceable to any extent, then the remainder of this MOU shall not be affected, and this MOU shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in this MOU.

(h) Entire Agreement. This MOU constitutes the entire agreement of the Parties with respect to the subject matter hereof.

(i) Waiver. Waiver by either Party to this MOU of any term, condition, or covenant of this MOU shall not constitute a waiver of any other term, condition, or covenant. Waiver by either Party to any breach of the provisions of this MOU shall not constitute a waiver of any other provision, not a waiver of any subsequent breach or violation of any provision of this MOU.

(j) No Presumption in Drafting. Both Parties have been represented by legal counsel in the preparation and negotiation of this MOU. Accordingly, this MOU shall be construed according to its fair language. Any ambiguities shall be resolved in a collaborative manner by the Parties and shall be rectified by amending this MOU as described in Section 8(e).

(k) Corporate Authority. The person(s) executing this MOU on behalf of each of the Parties hereto represent and warrant that (i) such Party, if not an individual, is duly organized and existing, (ii) they are duly authorized to execute and deliver this MOU on behalf of said Party, (iii) by so executing this MOU such Party is formally bound to its provisions, and (iv) the entering into this MOU does not violate any provision of any other agreement to which such Party is bound.

(1) Counterparts. This MOU may be executed in counterparts, which together shall constitute the same and entire MOU.

IN WITNESS WHEREOF, each of the Parties hereto have caused this MOU to be executed and attested by its duly authorized officers as of the dates set forth below.

**PUENTE HILLS HABITAT PRESERVATION
AUTHORITY, a joint powers authority**

Dated: _____

By: _____
Andrea Gullo, Executive Director

APPROVED AS TO FORM
Burke, Williams & Sorensen LLP

Dated: _____

By: _____
Elena Q. Gerli, Authority Counsel

CITY OF WHITTIER, a charter city

Dated: _____

By: _____
[name/title]

APPROVED AS TO FORM
Jones Mayer

Dated: _____

By: _____
Keith F. Collins, City Attorney

EXHIBIT A- CITY PROPERTY

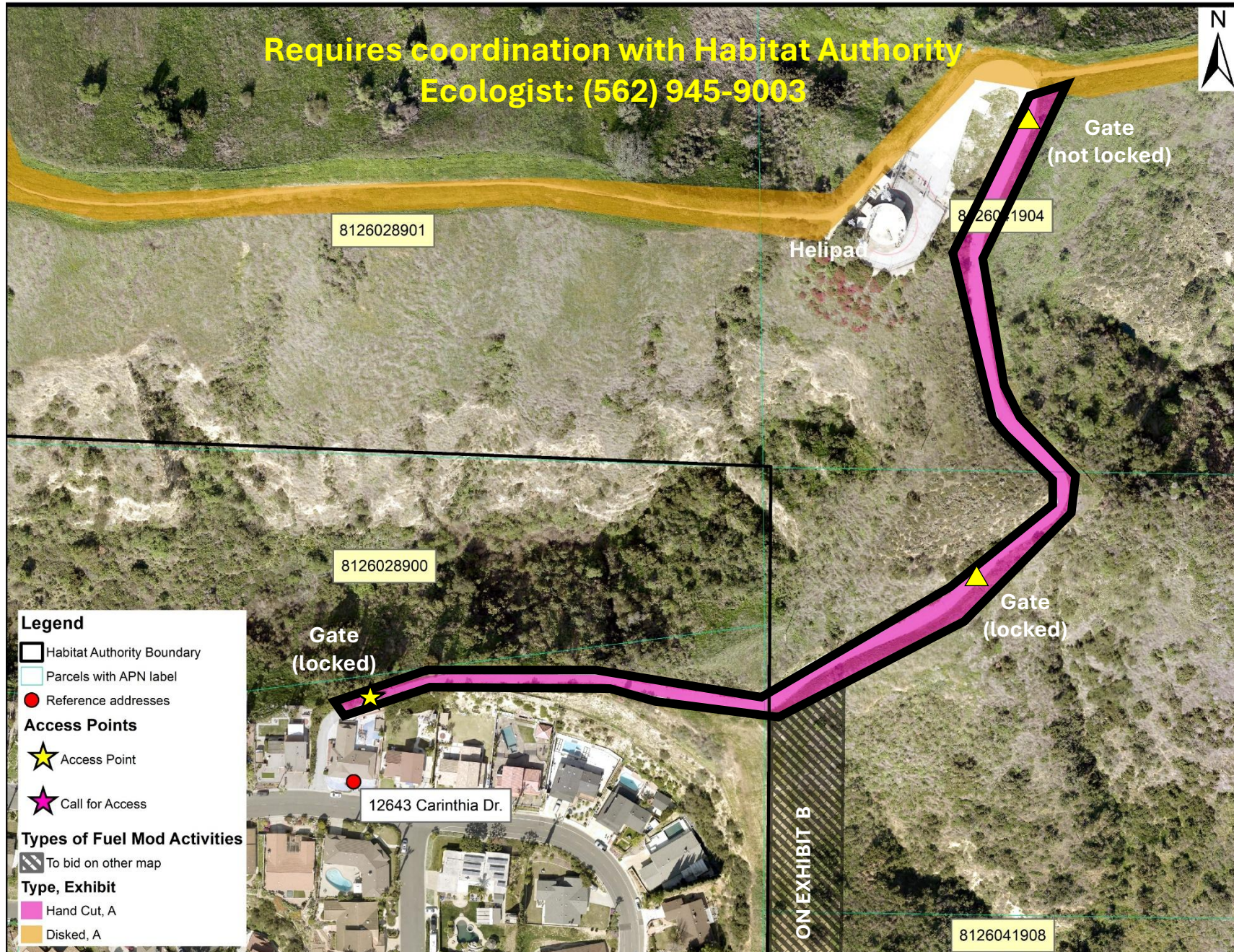


Exhibit A.1

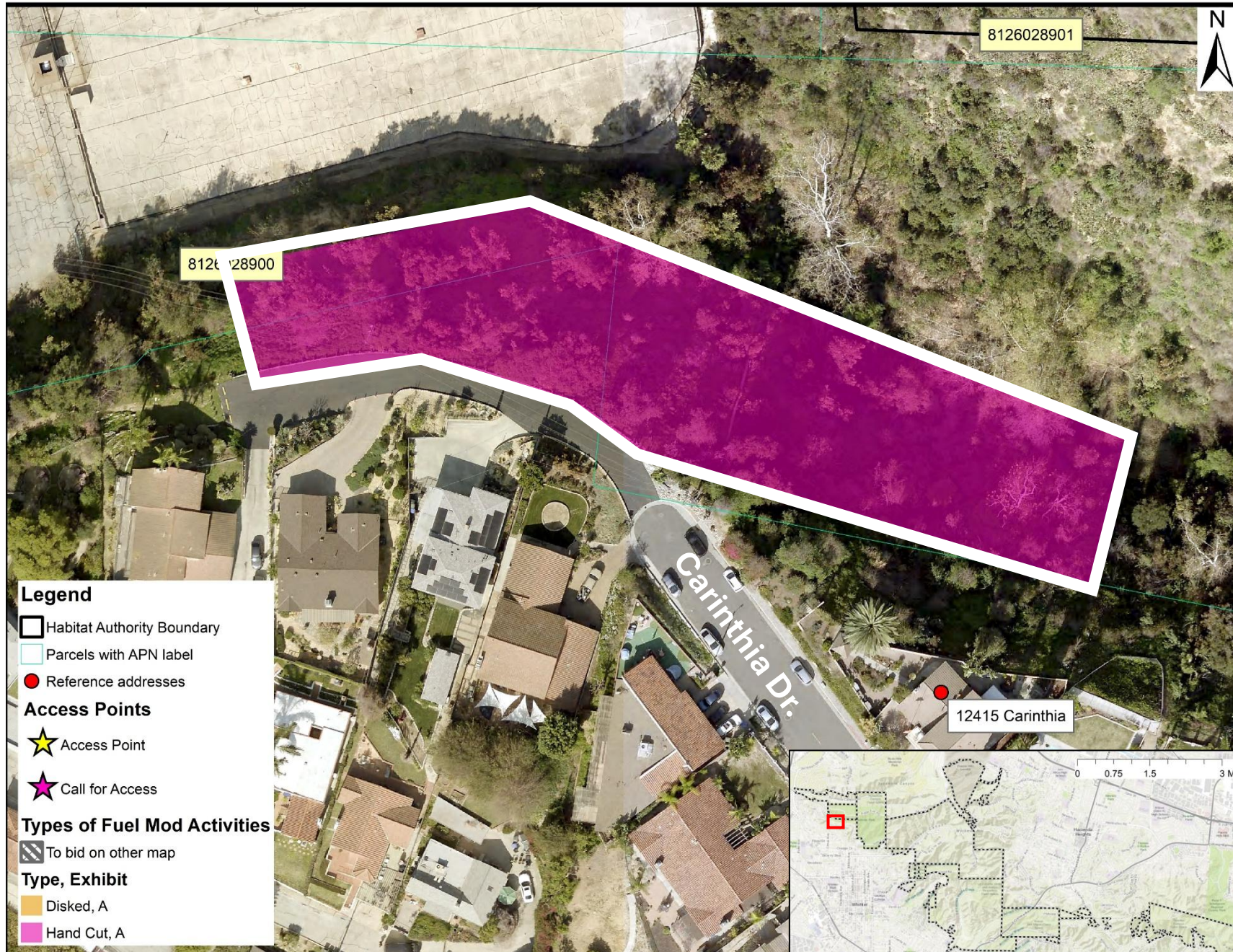


Exhibit AA



Exhibit EE

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

AGENDA ITEM NO 5

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo Executive Director

Subject: Report from Board subcommittee, discussion and possible direction regarding establishing a fiscal oversight advisory committee associated with the Community Facilities District No. 2024-01, including approval of Resolution 2025-03, and associated fact sheet.

Recommendation:

That the Board discuss and approve Resolution 2025-03 and fact sheet, or take appropriate action.

Background:

This item was last discussed at the Board's January 2025 meeting at which time a subcommittee was established. At the direction of the Board, the subcommittee was to return to the Board with recommendations for establishing a fiscal oversight advisory committee (FOAC) based on Section H of the Rate and Method of Apportionment of the Authority's Community Facilities District (CFD) No. 2024-01:

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

Attached are the draft resolution establishing this FOAC, and its fact sheet. Also attached for your reference are the election policies of the Authority's existing advisory committee; these policies are recommended to apply to both committees for administrative consistency.

Fiscal Impact:

None.

Attachments:

Resolution 2025-03
FOAC Fact Sheet
Existing CTAC election policies

**Puente Hills Habitat Preservation Authority
Resolution No. 2025-03**

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

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

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

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

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

WHEREAS, the CFD encompasses the Cities of Whittier and La Habra Heights, portions of the Hacienda Heights and Rowland Heights communities, and a portion of Workman Mill Road located within the CFD jurisdictional boundaries.

WHEREAS, per Section H of the Rate and Method of Apportionment of the CFD, “...a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.”

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

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

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

Section 2. CFD Fiscal Oversight Advisory Committee.

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

(a) Committee Composition.

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

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

The Committee shall be comprised of: 3 members from the City of Whittier, 2 members from the Hacienda Heights community; 2 members from the Rowland Heights community; 1 member from the City of La Habra Heights; and 1 member from the Workman Mill community. The number of committee members is roughly based on the number of taxable parcels in each community.

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

(b) Appointment, Vacancies, Removal.

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

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

A vacancy shall occur upon the resignation or death of a committee member; following 3 unexcused absences from noticed Habitat Authority meetings, as determined by the Executive Director or the Board, in a 12-month period, as specified in the committee's fact sheet. In the case of a vacancy on the committee, the seat shall be promptly filled in the same manner as the

initial appointment; any committee member appointed to fill a vacancy will serve for the remainder of the term of the person whose seat has been vacated. If the Recommending Party does not recommend a replacement within 60 days after written notification, the Board of Directors may appoint a replacement to serve the remainder of the term.

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

(c) A quorum shall consist of 5 members.

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

(e) Meeting date and time.

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

(f) Brown Act; Public Records Act.

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

Section 3. Purpose.

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

APPROVED AND ADOPTED at a meeting held the 15th day of May 2025.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Chair, Board of Directors, Ivan Sulic

ATTEST:

Secretary to the Board of Directors, Carlos Zelaya

Attachment 1:
Exhibit B of Authority Resolution 2024-07

EXHIBIT B

DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

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

The types of Services to be funded by the CFD (“Services”) shall include the maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Authority; reduce the risk of wildfire and improve local wildfire prevention, ranger safety patrols; and recreation program services. Additionally, the CFD will fund the collection and accumulation of reserves for these activities and cover administrative or incidental expenses related to them.

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

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

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

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



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic
Chair
County of Los Angeles

Mary Ann Pacheco
Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

Draft

Fiscal Oversight Advisory Committee

FACT SHEET

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

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

On July 18, 2024, the Board adopted Resolution No. 2024-07 entitled “Resolution to Form a Community Facilities District and to Levy Special Taxes Within” (“Resolution of Formation”), which established the CFD and authorized the placement of Measure PH on the November 5, 2024 ballot, to levy of the Special Tax with the CFD. Exhibit C of Resolution 2024-07 is the Rate and Method of Apportionment of CFD No. 2024-01. Per the Rate and Method of Apportionment: “...a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.”

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

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

On April 17, 2025, the Board of Directors adopted Resolution No. 2025-03, establishing a nine-member Fiscal Oversight Advisory Committee (FOAC) made up of representatives from

the communities of Whittier, Hacienda Heights, Rowland Heights, La Habra Heights, and the Workman Mill Road area.

ADVISORY COMMITTEE MEMBERS:

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

FOAC MEETINGS:

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

VACANCIES

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



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

Citizens Technical Advisory Committee Election of Officers Policy

1. The CTAC's chair and vice-chair positions (the positions) shall have a standard term limit of one year. Members may be elected to hold these positions in the future but not in consecutive calendar years, except as described in section 3 below.
2. The positions shall rotate by communities represented on the CTAC. Starting in the year 2013 a CTAC member representing La Habra Heights shall be elected to hold the chair position, following the year afterwards by a member from the unincorporated communities of Los Angeles County (either Hacienda Heights or Rowland Heights), and followed by a member from the City of Whittier. Starting in 2013, the vice-chair position shall be a member from the unincorporated communities of Los Angeles County, followed the next year by a member from the City of Whittier, and then by a member from La Habra Heights.
3. If a vacancy occurs with the positions, the CTAC shall vote at the next meeting to fill that position with a member from which community the position was held. In the event that a community member representing that of the current position is unavailable to be elected to fill the vacancy, then the succeeding community in the rotation will be eligible for election into that vacant position, as well as be eligible for re-election at the next first meeting of the calendar year. The objective is to not have any position held by the same community for two consecutive years, but not be shorter than one year in length. Should the chair position change representative communities then the vice-chair position shall rotate community representatives as well.
4. Should no member decide to make themselves available for election, the current officer shall continue to hold that position until a replacement officer is elected even if the officer's term expires.
5. The CTAC is eligible to elect any member to the positions out of rotation order if it acts by a majority in the belief that the interests of the Authority will be best served in that manner.

The above policy is compatible with Authority Board Resolution 97-01 that established the CTAC. Section 2f of the Resolution authorizes annual elections of officers, the positions, to occur in the first meeting of the calendar year. Specifically, the proposed term limits and rotation schedule of the positions are not in conflict with the Resolution as each year the election



of officers would be limited to a candidate pool of up to three members representing the community that is eligible to hold the positions according to the rotation schedule. The Resolution allows for a re-election of officers, which would be the case should a member be re-elected to a position in a non-consecutive year of holding that position, or in the special case of a member who has filled a vacant position the previous year.

For example, if La Habra Heights' representative as chair is no longer available in May to hold the position, then at the June CTAC meeting a vote shall occur to elect a different La Habra Heights representative to that position. If no other La Habra Heights member is available to fill that position, then a CTAC member from unincorporated Los Angeles County shall be elected to the position of chair. With this being the case, the vice-chair position will need to rotate to the next representative community, the City of Whittier. In January of the next year, the County CTAC chair member will be eligible for re-election to the chair position, or another member from the County will be eligible for election to the chair position. The same logic applies for the vice-chair position.

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

AGENDA ITEM NO 6

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion and possible action approving updated Citizens Technical Advisory Committee (CTAC) Fact Sheet.

Recommendation:

That the Board discuss and approve the updated CTAC fact sheet.

Background:

Attached is an updated fact sheet for the Authority's existing advisory committee.

Per Authority resolution 1997-01 the Authority created its existing advisory committee known as the Citizens Technical Advisory Committee (CTAC). The purpose of the CTAC is to act as a liaison between the Authority and residents of the communities within the Authority's jurisdiction. The CTAC may also assist the Authority, at its expressed direction, by providing advice and recommendations on matters pertaining to maintenance, preservation, management, restoration, and protection of natural resources or on any other matters of importance determined by the Authority.

The updates to the fact sheet are for consistency with the Authority's new fiscal oversight advisory fact sheet. Updated elements primarily include the mission statement, vacancies and meeting schedule.

Fiscal Impact:

None.

Attachments:

updated draft CTAC fact sheet
existing CTAC fact sheet



Andrea Gullo
Executive Director



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

MEMBERS OF THE BOARD OF DIRECTORS

Ivan Sulic
Chair
County of Los Angeles

Mary Ann Pacheco
Vice Chair
City of Whittier

Robert Ferrante
Director Sanitation Districts of
Los Angeles County

Cassandra Garcia
Director
Hacienda Heights

Citizens Technical Advisory Committee

FACT SHEET

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

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

In 1997 the Board of Directors adopted Resolution No. 97-01, establishing a nine-member Citizens Advisory Committee, which is recognized as the Citizens Technical Advisory Committee (CTAC) made up of representatives from the communities of Whittier, La Habra Heights, and the unincorporated areas of Hacienda Heights and Rowland Heights in Los Angeles County.

ADVISORY COMMITTEE MEMBERS:

- Are recommended by their respective member agencies and appointed by the Habitat Authority Board for the purpose of acting as a liaison between the Habitat Authority and the residents of the communities within their subject jurisdiction (Whittier, La Habra Heights, and Los Angeles County) as well as advising the Board of Directors, at its express direction, on various parkland matters.
- Work on a variety of issues including community concerns, trails, and access; and work to preserve and protect in perpetuity the remaining habitat areas and secure tenuous wildlife crossing points.
- Should be interested and committed to preserving regional native habitat in line with the purpose of the Habitat Authority.
- Should have enthusiasm and a willingness to prepare and fully participate at each meeting.
- Any person with skills and/or talents in the areas of ecology, outdoor recreation, graphics, planning, environmental interpretation (education), landscape architecture, or any other applicable specific skill is welcomed and encouraged to apply.

CTAC MEETINGS:

- CTAC meetings will be held on the Tuesday before the third Thursday of every month at 7 p.m. These meetings will be held in person in accordance with state law.

VACANCIES

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



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

Citizens Technical Advisory Committee

FACT SHEET

The purpose of the Puente Hills Habitat Preservation Authority (Habitat Authority) is to acquire, restore and maintain open space in the western Puente Hills as a permanent protection for the native habitat. The Habitat Authority came into existence in 1994 as a condition of approval for the Puente Hills Landfill.

The Board of Directors consists of four members: the City of Whittier, County of Los Angeles, Sanitation Districts of Los Angeles County, and the Hacienda Heights Improvement Association.

In 1997 the Board of Directors established a nine-member Citizens Technical Advisory Committee (CTAC) made up of representatives from the communities of Whittier, La Habra Heights, and the unincorporated areas of Hacienda Heights and Rowland Heights in Los Angeles County per the 97-01 Board resolution.

ADVISORY COMMITTEE MEMBERS:

- Are approved by their respective agencies and appointed by the Habitat Authority for the purpose of acting as a liaison between the Habitat Authority and the residents of the communities within their subject jurisdiction (Whittier, La Habra Heights, and Los Angeles County) as well as advising the Board of Directors, at its expressed direction, on various parkland matters.
- Work on a variety of issues including community concerns, trails and access, and work to preserve and protect in perpetuity the remaining habitat areas and secure tenuous wildlife crossing points.
- Should be interested and committed to preserving regional native habitat in line with the purpose of the Habitat Authority.
- Should have enthusiasm and a willingness to prepare and fully participate at each meeting.
- Any person with skills and/or talents in the areas of ecology, outdoor recreation, graphics, planning, environmental interpretation (education), landscape architecture, or any other applicable specific skill is welcomed and encouraged to apply.

CTAC MEETINGS:

- CTAC meetings will be held on the Tuesday before the third Thursday of every month at 7 p.m. These meetings will be held remotely or in person depending on Board direction based on County and state health guidelines. *Three consecutive unexcused absences constitute removal from the Committee.*

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

AGENDA ITEM NO 7

MEMORANDUM

Date: May 15, 2025
To: Board Members
From: *Andrea Gullo*
Andrea Gullo, Executive Director
Subject: Discussion and possible direction regarding Authority Rules and Procedures;
Code of Conduct.

Recommendation:

That the Board discuss and advise staff on proceeding with developing a draft rules, regulations and/or procedures; code of conduct document for the Board's consideration.

Background:

As directed at the January Board of Directors meeting, this item is returning to the Board for feedback and direction. Attached is a draft outline for developing a draft rules, regulations and/or procedures; Code of Conduct document. With feedback from the Board, a further developed draft document would be brought back to the Board for its consideration. Also attached is the staff report from January for reference.

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

attached for reference

MEMORANDUM

Date: January 16, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Agenda Item No. 11): Discussion and possible direction regarding establishing Board and Advisory Committee rules, regulations and/or procedures.

Recommendation:

That the Board discuss and advise staff on proceeding with developing a draft rules, regulations and/or procedures document for the Board's consideration.

Background:

A standard guiding document for local government agencies including cities, counties and special districts in some form is a rules, regulations and/or procedures document. The Authority currently does not have a document of this type in place, but its addition would solidify ongoing practices, clarify best practices, address applicable laws, and act as a road map for future Board Members and advisory committee members of varying experiences who are new to the agency. Also, with the passage of Measure PH and the increasing representation through an advisory committee, creation of this document would elevate government transparency, accountability and the relationship between the agency and the public. The document would outline roles and responsibilities for representation of the agency in a broader context and act as a high-level document that would not preclude more in-depth policies from remaining in place or from being created separately.

Typical subjects addressed in a document of this nature include but are not limited to the following:

- Responsibilities of office (U.S. and state Constitution, and ethics training per AB 1234)
- Conflict of interest
- Roles of members
- Code of conduct
- Compliance with the Brown Act
- Board expense reimbursement
- Use of confidential information
- Board-staff relationship
- Social media use
- Correspondence
- Public records
- Committees

With Board direction, staff will work with the Authority's legal counsel to develop a document for the Board's review.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

RULES & PROCEDURES; CODE OF CONDUCT

I. INTRODUCTION & BACKGROUND

A. History and background.

Placeholder. Here we will define Puente Hills Habitat Preservation Authority (Authority).

B. Purpose of the Rules of Procedure.

A well-educated public and ethical officials are essential to good government. To that end, the primary purpose of these Rules of Procedure's (Rules) is to facilitate access by the public so they may be better informed about the Authority's business and be involved in a meaningful way. Open meetings and ethical guidelines increase the public trust and confidence in public agency government and increase public awareness and knowledge.

Additionally, the Rules are intended to help guide the Authority's Board of Directors, Advisory Committee(s), and staff in navigating the process for effective and efficient operation of the Authority, and to set a minimum standard of conduct.

The Directors must be sworn into office, and their duty is to uphold the California and United States Constitutions, as well as all applicable laws and Authority regulations.

Where these rules are silent on parliamentary rules, then the Authority shall be guided by Robert's Rules of Order.

II. ROLES OF BOARD, COMMITTEES, EXECUTIVE DIRECTOR, LEGAL COUNSEL

A. Board and Alternates

B. Committees

C. Executive Director

D. Legal Counsel

E. Reimbursements

F. Board- and Committee-staff relationship

III. BROWN ACT

A. Open meetings (see below)

B. Confidentiality of closed session

C. No business conducted outside of noticed meetings

- D. Social media

IV. MEETINGS

- A. Regular meetings
- B. Special meetings
- C. Emergency meetings
- D. Conduct at meetings
- E. Adjournment
- F. Remote participation

V. AGENDAS 54954.2/AGENDA PACKETS

- A. Include timing of agenda posting and packets
- B. Method for items to be agendized

VI. ADDRESSING THE BOARD/PUBLIC COMMENT

- A. Action on non-agendized items
- B. Time limits for public comment
 - 1. 3 minutes or less. The Chair may extend the time at their discretion, and may allow up to 5 minutes for speakers representing organizations or several individuals.
 - 2. Speak at public comment period on items on the agenda and not.
 - 3. Public hearings
 - 4. Speakers may not concede any part of their allotted time to another speaker.
 - 5. Questions of speakers by Board.

VII. BUSINESS ITEM PROCEDURES

- A. Consent calendar
- B. Regular business items
- C. Requests to add items to the agenda

VIII. PUBLIC HEARING AND APPEALS PROCEDURES

IX. CREATION OF BOARD, COMMITTEES AND SUBCOMMITTEES; REMOVAL

X. RULES OF ORDER

- A. Anything not in these rules will default to Robert's Rules of Order.
- B. Voting – 3 members of the Board, per JPA agreement, unless stated otherwise in future amended versions
- C. Majority of quorum present at meetings for Committees.

XI. BOARD MEMBER CORRESPONDENCE

- A. Board of Directors
- B. Committee Members

XII. PUBLIC RECORDS ACT

XIII. RECORDS RETENTION

- A. Will abide by Authority's Records Retention Policy and applicable law.

XIV. CODE OF CONDUCT

XV. CONFLICTS OF INTEREST

- A. Section 1090
- B. Political Reform Act
- C. Common law bias
- D. Ethics training

XVI. CENSURE PROCEDURES; REMOVAL

- A. CENSURE PROCEDURES
- B. REMOVAL OF A BOARD MEMBER FOLLOWING CENSURE

XVII. REVIEW OF THE RULES OF PROCEDURE

The Board of Directors shall review these Rules of Procedure periodically and make any appropriate changes.

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

AGENDA ITEM NO. _8_

MEMORANDUM

Date: May 15, 2025

To: Board Members

From: *Andrea Gullo*
Andrea Gullo, Executive Director

Subject: Discussion regarding draft Authority workplan for fiscal year 2025-26.

Recommendation:

That the Board review and discuss the 2025-26 proposed workplan.

Background:

An update of the workplan for fiscal year (FY) 24-25 is provided for your review. Due to workload, or other factors, not all of the items are completed.

The draft FY 25-26 workplan is attached for your review and feedback. The format of the workplan generally does not reflect the routine, day-to-day core functions carried out by staff which are essential to supporting the agency's mission. Potential priority rankings for this fiscal year have been suggested to facilitate discussion and ultimate direction by the Board. Staff welcomes further defined parameters of what the Board would prefer to see included in its workplan.

Fiscal Impact:

The fiscal impact depends on the chosen workplan items.

Attachments:

FY 24-25 updated workplan

Draft FY 25-26 workplan, including possible long-term projects

	GOAL	Resp. Party	** Priority Level (1-3)	Est. Completion Date	Update Approx. % Complete	Board Approval Date	Cost / Funding
1	Heli-hydrant project	Board,staff, Attorney	1	Ongoing	92%	direction provided sprg/smmr 2021	
2	Implement CalFire Grant	Staff, Rngr	1	3/30/2025	100%	5/20/2021	CalFire
3	Implement RMC Round 2 Grant	Staff, Rngr	1	3/30/2025	98%	4/21/2022	RMC
4	Address funding issues and community outreach	ED, Brd subcom., Board, CTAC	1	Ongoing	Ongoing	11/17/2022	Access Fee Reserves/ Operations/Excess mitigation funds
5	Plan and host 30th Anniversary	Board and staff	1	9/21/2024	100%	1/18/2024	
6	Seek M&S funding reimbursement Fys 21-22, 22-23, 23-24	ED, Projct Analyst	1	Ongoing	66%	7/15/2021, 6/30/2022, 5/25/2023	County
7	Administer Caltrans grant	ED, Projct Analyst	1	2026 or earlier	83%	5/25/2023	Caltrans
8	Seek additional grant funding (fuel clearance, gate installation, acquisition, etc.)	ED, staff	2	Ongoing	Ongoing		
9	Repair Authority residences	ED, Rgr	3	6/30/2026	60%	direction provided in spring 2021, and 2024	State funds through Caltrans
10	Process new mitigation opportunities as they arise.	ED, Ecol	3	Ongoing	Ongoing	7/15/2021	Mitigation funding
11	Repair Arroyo Pescadero gate and Hacienda Hills Trailhead railing	ED	3	TBD	0%	7/15/2021, 5/25/2023	Access Fee Reserves/ State funds through Caltrans
12	Revise Authority trailhead rules signs	Staff, Rngrs, CTAC, Board, NPS	3	TBD	5%	6/30/2022	Operations/ possible RMC grant
13	Hire Naturalist to coordinate volunteers	ED	3	TBD	0%	6/30/2022	Operations

**Board to review and provide direction on priority rankings.

Draft
Workplan FY 25-26

	GOAL	Resp. Party	** Priority Level (1-3)	Est. Completion Date	Update Approx. % Complete	Board Approval Date	Cost / Funding
1	Heli-hydrant project	Board,staff, Attorney	1	Ongoing	92%	direction provided sprg/smmr 2021	
2	Assemble Fiscal Oversight Advisory Committee Measure PH)	Staff, Partners, Board	1	12/31/2025			
3	Hire (2) Staff -Maintenance/Trails & Education/VolCoordinator	ED	1	1/31/2025			Measure PH
4	Administer Caltrans grant	ED, Prog Analyst	1	6/30/2026	83%	5/25/2023	Caltrans
5	Seek M&S funding reimbursement Fys 22-23, 23-24, 24-25	ED, Prog Analyst	1	Ongoing	33%	6/30/2022, 5/25/2023,June 2024	County
6	Implement new Long Term Management Plans (LTMPs)	Ecologist	1	Ongoing	Ongoing		The San Diego Foundation endowments
7	Repair Authority residences	ED, Rgr	2	6/30/2026	60%	direction provided in spring 2021, and 2024	State funds through Caltrans
8	Create Hazard Mitigation Plan	Staff, Board, CTAC	2	6/30/2028	0%		Access Fee / Excess mitigation funds
9	Sign agreement and implement additional grant funding (fuel modelling, veg mapping, RMP, fuel clearance, gate/fence installation, acquisition, etc.)	Staff	2	Ongoing	0%		RMC
10	Community Outreach (Measure PH)	Staff, Brd subcom., Board, CTAC	2	Ongoing	Ongoing		General operating funds

**Board to review and provide direction on priority rankings.

Habitat Authority Workplan
Long Term

Possible Long Term Items							
1	Plan for nature center/office/new ranger residence at Sycamore.						
2	Agency strategy and vision re-assessment.						
3	Agency staffing/operations assessment. The assessment could focus on identifying performance or resource gaps, inclusive of staffing, and would present recommendations if any that could provide an opportunity to improve the performance of work processes, reduce long-term costs, and help to ensure a high-functioning organization that adapts to current and future challenges.						
4	Update all trailhead monument signs.						
5	Evaluate whether to change remaining Preserve hours to set times.						
6	Develop facility (including homes) maintenance schedule and budget.						
7	Update agency Resource Management Plan (RMP).						
8	Update agency vegetation mapping.						
9	Conduct Preserve-wide biological surveys for various species in accordance with the RMP, including Coastal California Gnatcatcher surveys						
10	Install Turnbull Canyon fence and/or other perimeter fencing.						
11	Issue trail license to the County for parts of the Ahwingna Trail.						
12	Update/improve trailheads.						
13	Host regional conference.						
14	Process new mitigation opportunities as they arise.						
15	Repair Arroyo Pescadero gate and Hacienda Hills Trailhead railing						
16	Revise Authority trailhead rules signs						
17	Additional wildfire planning and preparedness.						

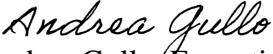
Not listed in any priority ranking.

Presented to Board July 2021, Updated June 2022, Updated May 2023, Updated July 2024, Updated May 2025

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

AGENDA ITEM NO. 9

MEMORANDUM

Date: May 15, 2025
To: Board Members
From: 
Andrea Gullo, Executive Director
Subject: Discussion regarding draft Authority budget for fiscal year 2025-26.

Recommendation:

That the Board discuss the draft budget for fiscal year (FY) 25-26.

Background:

For your reference, included in the attached proposed draft budget for FY 25-26 is the year-to-date budget as of March 31 for FY 24-25. Revenues and invoices for several months are still outstanding. Authority staff consulted with the Authority's accounting consultants from Lance, Soll & Lunghard, LLP in developing the proposed budget.

A rough expense budget in the amount of \$1.12 million is proposed for ongoing operations, and an estimate of approximately \$1.2 million is anticipated for revenue. Total operating costs off set by Measure PH and mitigation funding are approximately \$700,000. Also, the budget proposed still has partial cost savings included from years past. The mitigation restoration project-related costs are expected to be \$498,000 which are funded by outside sources for the betterment of the lands managed. Overall, from the attached draft expense budgets proposed \$1.12 million (operating), \$498,678 (mitigation habitat restoration), and \$490,000 (grants), totaling \$2.1 million.

The proposed FY 25-26 budget anticipates consumer price index increases. Also, ongoing contracts have been incorporated into this budget.

Measure PH

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

Proposed costs for the Measure PH funding include:

- a) 82 hours of ranger and park services from the MRCA July through December, and 120 hours January through June, excluding costs covered by mitigation, mitigation Long Term Management Program (LTMP), or Measure A M&S funding.
- b) Fuel modification costs, and special projects of the Board of Directors.
- c) Hiring 2 full-time PHHPA staff members after December.

County Measure A M&S Funds

As reported to the Board in the past, the Authority is eligible to receive approximately \$300,000 annually in maintenance and servicing (M&S) funding, however changes to the guidelines prevent the Authority from spending this funding on property it does not own beginning in FY 21-22. As a result, those funds have been collected at the County, and can be accessed in the future by the Authority; however, if they go unspent the County can reclaim them. Additionally, M&S funding cannot be accessed for the Authority-owned Sycamore Canyon property until the original grantee has closed out the grant and an Assignment and Assumption of Grant Agreement (AAGA) is signed by the Authority. The AAGA was signed by the Authority in May 2024. The grant is tied to the City of Whittier's Worsham property as well. However, until the City closes out the grant, the PHHPA cannot access M&S funds for the Authority's Sycamore property. The current proposed budget anticipates collecting \$104,000 of M&S funding for the Sycamore property.

Revenue

Regarding the Authority's investment portfolio, the Authority expects to receive \$756,000 at current investment positions. Additional revenue this year includes staff and ranger funding from the long-term management plans (LTMPs) from the completed SCE and Monterey mitigation restoration funding.

The grants category of the annual budget illustrates funding from the Caltrans, Los Angeles County Measure A, and the City of Whittier (also Measure A), however funding from mitigation restoration and LTMP funding for Authority staff and rangers has been incorporated into the main operating budget.

Other revenues are from interest gained on agency cash holdings, historic oil revenues in La Habra Heights obtained when the properties were acquired, ranger tickets, and reimbursements.

Estimated Cash Balances

A review is still ongoing of the balances, however as of June 30, 2025, the Authority will have an approximate cash balance of \$8 million. Within this balance are funds allocated for the close out of the FY 24-25 budget. Also, the cash balance includes funds for various mitigation restoration projects that the Authority is contractually obligated to

May 15, 2025

Page 3

implement. Approximately \$5.5 million is restricted. So far, these projects are on schedule and within budget.

Within the unrestricted funds, it is recommended to leave a reserve for emergencies (\$1 million) and funds for the proposed fiscal year's operating budget (\$1 million).

After the close of the fiscal year a more accurate account of the cash balance can be determined.

At the meeting, there will be discussion regarding the changes to the budget from the previous year, and direction from the Board on how to spend the remaining Caltrans funding. It can be used for ranger and management services, fuel modification or to conduct improvements to the ranger residences.

The Authority is expected to receive a significant grant from the Rivers and Mountains Conservancy (RMC) for special and additional wildfire prevention projects. Authority staff is in the process of gathering details. Additionally, staff has had preliminary discussions with the RMC regarding the possibility of providing matching funds, if needed, for the maintenance and repair of a ranger residence in support of potential grant funding aimed at home hardening.

Attached for reference is a long-term budget projection, and a chart that illustrates how the funding for the annual fuel modification is accomplished. Both will be reviewed at the meeting.

Attachments:

FY 24-25 year to date budget

FY 25-26 proposed annual budget

Long term budget projection

Fuel modification division of funding sources

Fiscal Year 2024-25 Projected Actuals

		A	B	C	D = B + C	E = B/A	F = D/A
		FINAL AMENDED FY 24/25 BUDGET	YTD Actuals (as of March 31, 2025)	Additional Projected through 06/30/25	Forecasted 2025	YTD Actuals % of FY 2024 Budget Rev	Forecasted FYE % of FY 2024 Budget Rev
Operating Budget:							
SPI earnings (endowment)	53874	\$ 858,000	863,416	\$ -	\$ 863,416	101%	101%
M&S, Grants - Other	53874	-	9,000	-	9,000	0%	0%
Interest from Treasury Pool Deposits	53874	177,483	272,832	30,000	302,832	154%	171%
La Habra Heights historic oil	53874	70,000	23,725	23,725	47,450	34%	68%
MRCA tickets /educational programs	53874	15,000	-	15,000	15,000	0%	100%
Reimbursement of Expense	53874	7,761	522	-	522	7%	7%
Donations	53874	-	5,307	-	5,307	0%	0%
Miscellaneous - Ongoing	53874	-	1,000	-	1,000	100%	0%
Transfer of Mitigation Personnel	53874	28,858	-	28,858	28,858	0%	100%
Transfer of Mitigation Ranger Services	53874	27,419	-	27,419	27,419	0%	100%
Transfer LTMP personnel time	53874	-	-	-	-	0%	0%
Transfer LTMP ranger time	53874	-	-	-	-	0%	0%
Carryover from former Year		-	-	-	-	0%	0%
Total Revenue		\$ 1,184,521	\$ 1,175,802	\$ 125,002	\$ 1,300,803	99%	110%
		FINAL AMENDED FY 24/25 BUDGET	YTD Actuals (as of March 31, 2025)	Additional Projected through 06/30/25	Forecasted 2025	YTD Actuals % of FY 2024 Budget Exp	Forecasted FYE % of FY 2024 Budget Exp
Expenses:							
Ranger Services and Property Management	53874	\$ 417,115	60,852	\$ 356,263	\$ 417,115	15%	100%
Payroll (Personnel - General Services)	53874	429,062	265,272	163,791	429,062	62%	100%
Site Mitigation/Access Fees - Use of Restricted Reserves	53874	83,415	55,671	401,680	457,351		
Other Insurance Premiums	53874	93,000	10,360	82,640	93,000	11%	100%
Legal Services	53874	84,460	55,111	27,555	82,666	65%	98%
Fiscal Agent Services	53874	32,000	8,000	24,000	32,000	25%	100%
Utilities (water, phones, internet, etc)	53874	40,557	18,146	9,073	27,219	45%	67%
Treas-Tax Collector Services	53874	18,000	11,416	6,584	18,000	63%	100%
Office Rent (Building Rentals)	53874	1	1	-	1	100%	100%
Technical	53874	65,210	43,398	21,812	65,210	67%	100%
Audit Fees	53874	5,500	510	4,991	5,500	9%	100%
Street bond	53874	5,836	5,836	0	5,836	100%	100%
Educational Services	53874	3,600	1,669	1,931	3,600	46%	100%
Office Supplies-General	53874	3,100	2,225	875	3,100	72%	100%
Printing Services	53874	1,000	-	1,000	1,000	0%	100%
Signs & Related Supplies	53874	1,500	161	1,339	2,500	11%	167%
Automotive Maintenance	53874	1,500	1,785	-	1,785	119%	119%
Permit & License Fees	53874	200	-	200	200	0%	100%
Auto Mileage	53874	250	-	250	250	0%	100%
Miscellaneous (GIS, Resr. Misc.)	53874	1,050	-	1,050	1,050	0%	100%
Postage	53874	500	2	498	500	0%	100%
Education & Training (prof. dev.)	53874	-	-	-	-	0%	0%
Traveling Expense (local meetings)	53874	150	175	-	175	117%	117%
Publications & Legal Notices	53874	1,000	-	1,000	1,000	0%	100%
Auto Service	53874	500	303	197	500	61%	100%
Publications & Periodicals	53874	150	70	80	150	47%	100%
Computers		-	1,562	-	1,562	100%	100%
Total Expenses		\$ 1,288,656	\$ 542,524	\$ 1,106,808	\$ 1,650,332	42%	128%
Change In Position		\$ (104,135)	\$ 633,277	\$ (981,806)	\$ (349,528)	-608%	336%

		A	B	C	D = B + C	E = B/A	F = D/A
Mitigation Costs	Unit #	FINAL AMENDED FY 24/25 BUDGET	YTD Actuals (as of March 31, 2025)	Additional Projected through 06/30/25	Forecasted 2025	YTD Actuals % of FY 2024 Budget Rev	Forecasted FYE % of FY 2024 Budget Rev
Mitigation Revenue	53879	\$ -	4,176	\$ -	\$ 4,176	100%	100%
Total Revenue			\$ 4,176	\$ -	\$ 4,176	100%	100%
Consultant Services (Mitigation) SCE	53879	\$ -	\$ 43,843	\$ -	\$ 43,843	100%	100%
Consultant Services (Mitigation) OLINDA	53880	87,497	61,585	25,912	87,497	70%	100%
Consultant Services (Mitigation) Brea 57/Lambert	53881	31,451	14,844	16,607	31,451	47%	100%
Consultant Services (Mitigation) Turnbull Enhancement	53874	11,773	8,710	3,063	11,773	74%	100%
Consultant Services (Mitigation) Metro Heights	53932	669,992	484,378	185,614	669,992	100%	100%
Utilities (mitigation) SCE	53879	-	6,823	3,412	10,235	100	0%
Utilities (mitigation) OLINDA	53880	-	1,474	737	2,211	100%	100%
Utilities (mitigation) Brea 57/Lbt	53881	-	1,732	866	2,598	100%	100%
Utilities (mitigation) Metro Heights	53932	5,377	7,475	3,737	11,212	0%	0%
LTMP (SCE)	53933	-	-	-	-	0%	0%
LTMP (Monterey)	53934	-	-	-	-	0%	0%
Transfers - Personnel (SCE)	53879	-	-	-	-	0%	0%
Transfers - Personnel (Olinda)	53880	12,462	-	12,462	12,462	0%	100%
Transfers - Personnel (Monterey)	53886	-	-	-	-	0%	0%
Transfers - Personnel (Brea 57)	53881	11,965	-	11,965	11,965	0%	100%
Transfers - Personnel (Mitigation) Metro Heights	53932	4,432	-	4,432	4,432	0%	100%
Transfers - Personnel (LTMP) SCE	53933					0%	0%
Transfers - Personnel (LTMP) Monterey	53934					0%	0%
Transfers - Ranger Services (SCE)	53879	-	-	-	-	0%	0%
Transfers - Ranger Services (Olinda)	53880	12,251	-	12,251	12,251	0%	100%
Transfers - Ranger Services (Brea 57)	53881	8,167	-	8,167	8,167	0%	100%
Transfers - Ranger Services (Metro Heights)	53932	7,001	-	7,001	7,001	0%	100%
Transfers - Ranger Services (SCE LTMP)	53933					0%	0%
Transfers - Ranger Services (Monterey LTMP)	53934					0%	0%
Total Expenses		\$ 862,368	\$ 630,864	\$ 296,226	\$ 927,090	73%	108%

		FINAL AMENDED FY 24/25 BUDGET	YTD Actuals (as of March 31, 2025)	Additional Projected through 06/30/25	Forecasted 2025	YTD Actuals % of FY 2024 Budget Rev	Forecasted FYE % of FY 2024 Budget Rev
FY 24/25 Grants:							
CalFire Grant (multi-year)							
CalFire Grant Revenue	53882	\$ 240,000.00	\$ 103,248	\$ 136,752	\$ 240,000	43%	100%
Goats and Fuel Reduction	53882	\$ (20,000.00)	\$ (30,440)	\$ -	\$ (30,440)	152%	152%
Payroll Costs (Overhead)	53882	(3,944)	\$ (6,560)	\$ -	(6,560)	166%	166%
RMC Grant Round 2		-					
RMC Grant Revenue	53883	\$ 64,910.00	\$ -	\$ 64,910	\$ 64,910	0%	100%
Payroll Costs (Overhead)	53883	\$ -	\$ (4,588)	\$ -	\$ (4,588)	100%	100%
Fuel Reduction	53883	(43,710)	\$ (53,475)	\$ -	(53,475)	122%	122%
Caltrans		-					
Caltrans Grant Revenue	53884	\$ -	\$ -	\$ -	\$ -	0%	0%
Caltrans Grant Expenditure		-					
Ranger and associated costs	53884	\$ (130,601.00)	\$ (124,828)	\$ (5,773)	\$ (130,601)	96%	100%
Property Management	53884	(200,000)	\$ (21,098)	\$ (178,902)	(200,000)	11%	100%
Utilities	53884	(10,000)	\$ (2,087)	\$ (7,913)	(10,000)	21%	100%
City M&S		-					
City M&S Revenue	53888	\$ 60,000.00		\$ 60,000	\$ 60,000	0%	100%
City M&S Property Management	53888	\$ (54,307.00)	\$ (52,010)	\$ (2,297)	\$ (54,307)	96%	100%
City M&S Utilities		(5,693)	\$ (3,732)	\$ (1,961)	(5,693)	66%	100%
Turnbull M&S		-					
Turnbull M&S Revenue	53889	\$ 90,000	\$ 13,644	\$ 76,356	\$ 90,000	15%	100%
Turnbull M&S Property Management	53889	\$ (90,000)	\$ (105,529)	\$ -	\$ (105,529)	117%	117%
Sycamore M&S		\$ -					
Sycamore M&S Revenue		\$ 20,000	\$ -	\$ 20,000	\$ 20,000	0%	0%
Sycamore M&S Property Management	53930	\$ (20,000)	\$ (1,072)	\$ (18,928)	\$ (20,000)	0%	0%
Gale M&S							
Gale M&S Revenue		\$ -			-		
Gale M&S Property Management		\$ -			-		
Total Revenue		\$ 474,910	\$ 116,892	\$ 358,018	\$ 454,910	25%	96%
Total Expenses		\$ (578,255)	\$ (405,420)	\$ (215,773)	\$ (601,193)	70%	104%

			A	B	C	D = B + C	E = B/A	F = D/A
			FINAL AMENDED FY 24/25 BUDGET	YTD Actuals (as of March 31, 2025)	Additional Projected through 06/30/25	Forecasted 2025	YTD Actuals % of FY 2024 Budget Rev	Forecasted FYE % of FY 2024 Budget Rev
Measure PH								
Measure PH Revenue								
Tax Revenue								
Interest Revenue								
Total Measure PH Revenue								
Measure PH Expenditure								
Ranger Services and Property Management								
Personnel								
Bird Surveys								
SCI Cost to Administer CFD								
Total Measure PH Expenditure								
Total Measure PH Change In Position								

Fiscal Year 2025-26 Proposed Budget

			Proposed FY 25-26 Budget	\$ Change compared to Final Amended FY 24/25 Budget	% Change compared to Final Amended FY 24/25 Budget
Operating Budget:					
SPI earnings (endowment)	53874		\$ 756,875	\$ (101,125)	-12%
M&S, Grants - Other	53874		-	-	0%
Interest from Treasury Pool Deposits	53874		265,000	87,517	49%
La Habra Heights historic oil	53874		55,000	(15,000)	-21%
MRCA tickets /educational programs	53874		15,000	-	0%
Reimbursement of Expense	53874		9,500	1,739	22%
Donations	53874		-	-	0%
Miscellaneous - Ongoing	53874		-	-	0%
Transfer of Mitigation Personnel	53874		27,338	(1,520)	-5%
Transfer of Mitigation Ranger Services	53874		34,945	7,526	27%
Transfer LTMP personnel time	53874		11,350	11,350	0%
Transfer LTMP ranger time	53874		30,400	30,400	0%
Carryover from former Year			-	-	0%
Total Revenue			\$ 1,205,408	\$ 20,887	2%
			Proposed FY 25-26 Budget	\$ Change compared to Final Amended FY 24/25 Budget	% Change compared to Final Amended FY 24/25 Budget
Expenses:					
Ranger Services and Property Management	53874		\$ 129,800	\$ (287,315)	-69%
Payroll (Personnel - General Services)	53874		504,000	74,938	17%
Site Mitigation/Access Fees - Use of Restricted Reserves	53874		-	(83,415)	-100%
Other Insurance Premiums	53874		93,000	-	0%
Legal Services	53874		80,000	(4,460)	-5%
Fiscal Agent Services	53874		80,000	48,000	150%
Utilities (water, phones, internet, etc)	53874		37,200	(3,357)	-8%
Treas-Tax Collector Services	53874		18,000	-	0%
Office Rent (Building Rentals)	53874		1	-	0%
Technical	53874		140,000	74,790	115%
Audit Fees	53874		11,000	5,500	100%
Street bond	53874		5,836	(0)	0%
Educational Services	53874		3,600	-	0%
Office Supplies-General	53874		3,100	-	0%
Printing Services	53874		1,000	-	0%
Signs & Related Supplies	53874		1,500	-	0%
Automotive Maintenance	53874		1,500	-	0%
Permit & License Fees	53874		200	-	0%
Auto Mileage	53874		250	-	0%
Miscellaneous (GIS, Resr. Misc.)	53874		1,050	-	0%
Postage	53874		500	-	0%
Education & Training (prof. dev.)	53874		5,000	5,000	100%
Traveling Expense (local meetings)	53874		200	50	33%
Publications & Legal Notices	53874		1,000	-	0%
Auto Service	53874		500	-	0%
Publications & Periodicals	53874		150	-	0%
Computers			6,000	6,000	0%
Total Expenses			\$ 1,124,387	\$ (164,269)	-13%
Change In Position			\$ 81,021	\$ 185,156	-78%

Fiscal Year 2025-26 Proposed Budget

			Proposed FY 25-26 Budget	\$ Change compared to Final Amended FY 24/25 Budget	% Change compared to Final Amended FY 24/25 Budget
Mitigation Costs	Unit #				
Mitigation Revenue	53879		\$ -	\$ -	0%
Total Revenue			\$ -	\$ -	0%
Consultant Services (Mitigation) SCE	53879		\$ -	\$ -	0%
Consultant Services (Mitigation) OLINDA	53880		73,687	(13,811)	-16%
Consultant Services (Mitigation) Brea 57/Lambert	53881		23,494	(7,957)	-25%
Consultant Services (Mitigation) Turnbull Enhancement	53874		7,303	(4,470)	-38%
Consultant Services (Mitigation) Metro Heights	53932		217,689	(452,304)	-68%
Utilities (mitigation) SCE	53879		-	-	0%
Utilities (mitigation) OLINDA	53880		-	-	0%
Utilities (mitigation) Brea 57/Lbt	53881		-	-	0%
Utilities (mitigation) Metro Heights	53932		16,521	11,144	207%
LTMP (SCE)	53933		33,764	33,764	100%
LTMP (Monterey)	53934		22,189	22,189	100%
Transfers - Personnel (SCE)	53879		-	-	0%
Transfers - Personnel (Olinda)	53880		11,503	(959)	-8%
Transfers - Personnel (Monterey)	53886		-	-	0%
Transfers - Personnel (Brea 57)	53881		12,255	290	2%
Transfers - Personnel (Mitigation) Metro Heights	53932		3,580	(852)	-19%
Transfers - Personnel (LTMP) SCE	53933		5988.54	5,989	100%
Transfers - Personnel (LTMP) Monterey	53934		5360	5,360	100%
Transfers - Ranger Services (SCE)	53879		-	-	0%
Transfers - Ranger Services (Olinda)	53880		12,496	245	2%
Transfers - Ranger Services (Brea 57)	53881		8,167	-	0%
Transfers - Ranger Services (Metro Heights)	53932		14,283	7,281	104%
Transfers - Ranger Services (SCE LTMP)	53933		15000	15,000	100%
Transfers - Ranger Services (Monterey LTMP)	53934		15400	15,400	100%
Total Expenses			\$ 498,678	\$ (363,690)	-42%

			Proposed FY 25-26 Budget	\$ Change compared to Final Amended FY 24/25 Budget	% Change compared to Final Amended FY 24/25 Budget
FY 24/25 Grants:					
CalFire Grant (multi-year)					
CalFire Grant Revenue	53882		\$ -	\$ (240,000.00)	-100%
Goats and Fuel Reduction	53882		\$ -	\$ 20,000.00	-100%
Payroll Costs (Overhead)	53882		-	\$ 3,944.00	-100%
RMC Grant Round 2					
RMC Grant Revenue	53883		\$ -	\$ (64,910.00)	-100%
Payroll Costs (Overhead)	53883		\$ -	\$ -	0%
Fuel Reduction	53883		-	\$ 43,710.00	-100%
Caltrans					
Caltrans Grant Revenue	53884		\$ -	\$ -	0%
Caltrans Grant Expenditure					
Ranger and associated costs	53884		\$ -	\$ 130,601.00	-100%
Property Management	53884		(218,000.00)	\$ (18,000.00)	9%
Utilities	53884		-	\$ 10,000.00	-100%
City M&S					
City M&S Revenue	53888		\$ 60,000.00	\$ -	0%
City M&S Property Management	53888		\$ (55,000.00)	\$ (693.00)	1%
City M&S Utilities			(5,000.00)	\$ 693.00	-12%
Turnbull M&S					
Turnbull M&S Revenue	53889		\$ 106,954.00	\$ 16,954.00	19%
Turnbull M&S Property Management	53889		\$ (106,954.00)	\$ (16,954.00)	19%
Sycamore M&S					
Sycamore M&S Revenue			\$ 104,013.00	\$ 84,013.00	420%
Sycamore M&S Property Management	53930		\$ (104,013.00)	\$ (84,013.00)	420%
Gale M&S					
Gale M&S Revenue			\$ 1,100.00	\$ 1,100.00	100%
Gale M&S Property Management			\$ (1,100.00)	\$ (1,100.00)	100%
Total Revenue			\$ 272,067	\$ (202,843)	-43%
Total Expenses			\$ (490,067)	\$ 88,188	-15%

			Proposed FY 25-26 Budget	\$ Change compared to Final Amended FY 24/25 Budget	% Change compared to Final Amended FY 24/25 Budget
Measure PH					
Measure PH Revenue					
Tax Revenue			\$ 1,175,714	\$ 1,175,714	100%
Interest Revenue			23,514	23,514	100%
Total Measure PH Revenue			\$ 1,199,228	\$ 1,199,228	100%
Measure PH Expenditure					
Ranger Services and Property Management			\$ 699,915	\$ 699,915	100%
Personnel			108,225	108,225	100%
Bird Surveys			40,000	40,000	100%
SCI Cost to Administer CFD			36,500	36,500	100%
Total Measure PH Expenditure			\$ 884,640	\$ 884,640	100%
Total Measure PH Change In Position			\$ 314,588	\$ 314,588	100%

Revised May 2025						
HABITAT AUTHORITY LONG TERM PLANNING BUDGET						
	25/26	26/27	27/28	28/29	29/30	30/31
Est. Balance Forward from County Pool	8,568,166	8,304,523	7,131,412	6,378,113	6,314,591	6,317,943
REVENUES						
Misc Income Oil Royalties, tickets, etc	77,000	77,000	77,000	77,000	77,000	77,000
Mitigation staff/ranger time (Olinda, Brea 57/Lambert, Metro)	62,283	61,735	36,179	19,029	19,184	19,487
LTMP Endowments-staff/ranger time	41,749	42,584	63,409	79,244	80,829	82,446
LTMP Revenue (minus staff/ranger)	44,604	45,497	25,438	37,753	59,285	60,470
CFD- Measure PH	1,210,985	1,247,315	1,284,734	1,323,276	1,362,975	1,403,864
Caltrans Grant						
Prop A/Measure A M&S (PHHPA)	212,000	216,240	220,565	224,976	229,476	234,065
Prop A/Measure A M&S (City of Whittier)	60,000	60,000	60,000	60,000	60,000	60,000
<i>Endowment -Investment Returns</i>	766,164	775,572	778,300	778,300	778,300	778,300
Total Annual Revenue (also see County Pool interest below)	2,474,786	2,525,942	2,545,625	2,599,580	2,667,048	2,715,632
Available Funds	11,042,952	10,830,464	9,677,037	8,977,693	8,981,639	9,033,576
<i>Endowment- Total County Bond Fund Investments</i>	32,575,000	32,975,000	33,091,000	33,091,000	33,091,000	33,091,000
<i>Endowment - Interest Rate</i>	2.35%	2.35%	2.35%	2.35%	2.35%	2.35%
EXPENDITURES						
<i>Add into SPI - Additional Investment</i>	400,000	400,000	116,000			
Operations Costs not funded by grants/CFD	1,092,000	1,124,760	1,158,503	1,193,258	1,229,056	1,265,927
CFD- Measure PH expenses	884,639	1,032,985	1,066,007	1,108,015	1,151,654	1,197,082
Caltrans Grant expenses						
Prop A/Measure A M&S (PHHPA)	212,000	216,240	220,565	224,976	229,476	234,065
Prop A/Measure A M&S (City of Whittier)	60,000	60,000	60,000	60,000	60,000	60,000
Extra Projects, special projects, deferred maintenance, etc						
Emergency repair and mitigation fund	0	500,000	500,000	0	0	0
Fee In-lieu Mitigation Restoration Projects	339,140	593,185	377,497	264,430	180,198	146,279
LTMP Exenditures	44,604	45,497	25,438	37,753	59,285	60,470
Property Acquisition						
Total Annual Expenditures	2,987,779	3,927,170	3,498,572	2,850,679	2,850,384	2,903,353
Excess (Short Fall)	8,055,173	6,903,295	6,178,465	6,127,014	6,131,256	6,130,223
Interest Earnings in County Pool	249,350	228,117	199,648	187,577	186,688	186,722
Interest rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Excess (Short Fall) including interest	8,304,523	7,131,412	6,378,113	6,314,591	6,317,943	6,316,945
Assumes:						
Yearly increase 3% of operating budget						
Emergency fund expenditure shown						
Interest rate with County pool averaged 4% for 9 months of FY 24/25						
Waiting for City Whittier to provide annual M&S reimbursement of \$60,000 from FY 21/22. Need to send invoice for 22/23, 23/24, and 24/25.						
Assumes City Whittier to close out Worsham grant so PHHPA can access M&S revenue on Sycamore						
Revenue: Access fees from mitigation projects can be used on special projects. Total is \$674,000, however \$276,800 recommended to be spent on Unocal property.						

FUEL MODIFICATION COSTS

Exhibit	Agency	City Whittier	Habitat Authority Prop/Measure A parcel M&S	Description	FY 25-26 Ask City		FY 25-26 PHHPA		On Whittier City Prop A parcels		Note
					WH for reimbursement		M&S		FY 25-26 Measure PH	only	
A	Whittier (PW)	Hellman/Hal/Childs Estate		Road to helipad, Rattlesi	\$ 4,500.00				\$ 7,803.89	\$ 3,303.89	
AA	Whittier (PW)			end of Carinthia	\$ 2,688.00						
B	Whittier	Hellman		Greenleaf, Orange, Beve					\$ 12,096.00	\$ 11,096.00	(0.23 ac) on Orlaets/non Prop A \$1000
C	Habitat Authority		Turnbull (Rose Hills For	Altmark			\$ 9,219.53				
D	Whittier	Chevron		Elmqvist				\$ 6,348.44	\$ 6,348.44		
E	Whittier	Chevron, Worsham Cyn		Elmqvist, Satinwood, Ph				\$ 7,201.43	\$ 7,201.43		
EE	Whittier (PW)			end of Philadelphia	\$ 2,316.44						
F	Whittier	Shannon, Chevron		Bowen, Bacon				\$ 10,610.95	\$ 9,610.95	\$ 1000 of this is on Bowen which is not prop A	
G	Whittier	Chevron		OceanView, Catalina				\$ 26,279.39	\$ 26,279.39		
H	Whittier	Chevron		Villaverde				\$ 2,688.00	\$ 2,688.00		
I	Whittier	Chevron		MarVista				\$ 7,220.03	\$ 7,220.03		
J	Whittier	Unocal		Aurora				\$ 2,688.00	\$ 2,688.00		
K	Habitat Authority			Canlas				\$ 2,688.00			
L	Habitat Authority			Canlas				\$ 2,016.00			
M	Whittier	Unocal		top of Unocal				\$ 3,640.33	\$ 3,640.33		
N	Habitat Authority		Turnbull (Rose Hills For	Belle River			\$ 8,238.71				
NN	Whittier	Chevron		Frame				\$ 1,344.00	\$ 1,344.00		
O	Habitat Authority			Mallas-HHT				\$ 2,016.00			
P	Habitat Authority		Sycamore	Grande Vista Place			\$ 5,376.00				
Q	Habitat Authority		Sycamore	Spyglass			\$ 2,688.00				
R	Habitat Authority		Sycamore	Sycamore- SCThd			\$ 4,032.00				
S	Habitat Authority			Skyline- HH				\$ 1,344.00			
LHH Properties				All minus Gale				\$ 87,275.00			
LHH Gale		Gale					\$ 1,000.00				
					\$ 9,504.44	\$ 30,554.24	\$ 183,259.47	\$ 81,420.47	City WH Prop A parcels		
								\$ 83,420.47	City parcel costs minus PW parcels		
							\$ 213,813.70				
							\$ 223,318.15	plus City reimburseable			
							\$ 231,070.15	plus 2nd clearance A, K, Q			
							\$ 254,177.16	plus 10% change orders			

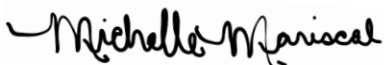
Puente Hills
Habitat Preservation Authority
Endowment Provided by the Puente Hills Landfill

AGENDA ITEM NO. 10

MEMORANDUM

Date: May 15, 2025

To: Andrea Gullo, Executive Director

From: 
Michelle Mariscal, Ecologist

Subject: Discussion and possible action approving a comment letter regarding the U.S. Fish and Wildlife Service's intent to rescind the definition of 'Harm' under the Endangered Species Act.

Recommendation:

That the Board approve the attached comment letter.

Background:

The United States Endangered Species Act (ESA) was enacted in 1973 to protect threatened and endangered species and their habitats by prohibiting their "take", which is defined as actions that "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct". According to the recently released Notice of Proposed Rule concerning the ESA, "[t]he existing regulatory definition of "harm," which includes **habitat modification**, runs contrary to the best meaning of the statutory term "take." Therefore, the U.S. Fish and Wildlife Service and the National Marine Fisheries Service are proposing to remove the word 'harm' from the definition, which would result in only direct and intentional acts against listed species being prohibited under law moving forward. Indirect harm resulting from habitat loss or degradation would no longer be prohibited, allowing for unregulated devastation of the habitats that are critical for the continued existence of the species the ESA seeks to protect.

The Authority's draft comments are in opposition to this proposed change. Given that habitat loss is the leading cause of species imperilment, this proposed change will severely undermine the intent of the ESA and render it ineffective at achieving its core mission, as it diminishes the foundation necessary for species recovery and survival—access to safe, suitable environments essential for feeding, breeding, and shelter. This change will also impact the Habitat Authority's habitat mitigation program. Under the current regulatory framework, impacts to habitat are permitted so long as development proceeds through established permitting processes which require compensatory actions for adverse effects on ESA-listed species and their habitats. For example, in the Puente Hills Preserve, over 100 acres are currently being restored to native habitat as compensatory mitigation for the "take" of coastal California Gnatcatcher—a songbird listed as Threatened under the ESA. This "take" resulted from impacts to habitat both

May 15, 2025

Page 2

occupied and unoccupied by the species elsewhere in the region. If compensation for habitat impacts is no longer required under the ESA, it is unlikely that restoration efforts such as this will continue in the future. The coastal California Gnatcatcher is found only in southern California and depends on a single, specific habitat type, Coastal Sage Scrub which has sharply declined in extent over the past several decades due to development, fragmentation, and degradation. Without habitat protections afforded under the ESA, the future of coastal California Gnatcatcher populations—and many other species of sensitive wildlife and plants—is bleak.

Attached for your review is the draft Authority comment letter. The deadline for public comments is May 19, 2025.

The Notice of Proposed Rule is available for at:
<https://www.regulations.gov/docket/FWS-HQ-ES-2025-0034>

Attachment:

Draft comment letter



Andrea Gullo
Executive Director



Pueblito Hills Habitat Preservation Authority

Endowment Provided by the Pueblito Hills Landfill

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DRAFT

May 15, 2025

Public Comments Processing
Attn: FWS-HQ-ES-2025-0034
U.S. Fish and Wildlife Service
MS: PRB/3W
5275 Leesburg Pike
Falls Church, VA 22041-3803

Subject: FWS-HQ-ES-2025-0034-- Do not rescind the definition of harm under the Endangered Species Act

To whom it may concern:

The Pueblito Hills Habitat Preservation Authority (Habitat Authority) writes to express our strong opposition to the U.S. Fish and Wildlife Service's and the National Marine Fisheries Service's (the Services) intent to rescind the definition of 'Harm' under the Endangered Species Act (ESA). The Services are proposing to remove the word 'harm' from the definition of "take," which would only be defined as "harass, ~~harm~~, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct"—i.e., direct and intentional acts against listed species. Indirect harm resulting from habitat loss or degradation would no longer be considered "take". This would allow the unregulated devastation of the habitats that are critical for the continued existence of the species the ESA seeks to protect.

The Habitat Authority is a public joint powers authority established pursuant to California Government Code Section 6500 *et seq.* with a Board of Directors representing the City of Whittier, County of Los Angeles, the Sanitation Districts of Los Angeles County, and the Hacienda Heights community. The Habitat Authority is dedicated to the acquisition, restoration, and management of open space in the Pueblito Hills for preservation of the land in perpetuity, with the primary purpose to protect biological diversity. Additionally, the agency endeavors to provide opportunities for outdoor education and low-impact recreation.

The Habitat Authority owns and/or manages over 3,880 acres which comprise the Pueblito Hills Preserve (Preserve), a microcosm of the California Floristic Province, an identified biodiversity hot spot in North America, and a genetic reserve for the continent making it regionally and globally significant.

Over \$100 million of public funds have been invested in the Preserve since its creation, and over 100 acres are currently being restored to native habitat to benefit sensitive wildlife, including the coastal California Gnatcatcher, a species of songbird listed as Threatened under the Federal ESA due to habitat loss and degradation.

Given that habitat loss is the leading cause of species imperilment, this proposed change will severely undermine the intent of the ESA, which aims to protect biodiversity. Removing protections for species' habitats will render the ESA ineffective at achieving its core mission, as it diminishes the foundation necessary for species recovery and survival—access to safe, suitable environments essential for feeding, breeding, and shelter.

Under the current regulatory framework, impacts to habitat are not prohibited so long as development proceeds through established permitting processes which require compensatory actions for adverse effects on ESA-listed species and their habitats, thus striking a reasonable balance between conservation and development. However, the reconsideration of these protections—particularly for the most vulnerable wildlife—raises significant concern.

This is not solely an issue of endangered species protection; such a decision has broader implications – undermining habitat protections will have cascading effects, contributing to the degradation of natural resources and vital ecosystem services such as clean water, pollination, and climate regulation. These resources are not only critical for wildlife but are essential to human health, safety, and economic well-being.

Wildlife cannot exist without habitat. The proposed change would erase decades of successful conservation efforts that have led to the recovery of endangered species. **We strongly urge decision-makers to uphold the intent of the ESA by not removing the word “harm” from the definition of “take.”**

Sincerely,

DRAFT

Ivan Sulic
Chair, Board of Directors

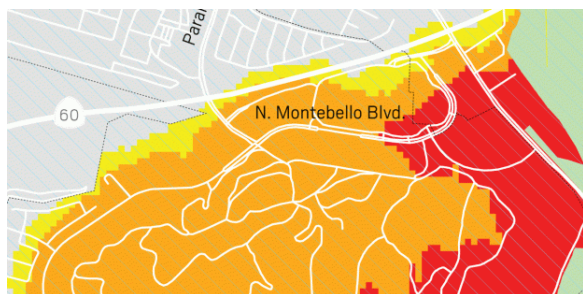
cc: Habitat Authority Board of Directors
Habitat Authority Technical Advisory Committee
Congressmember Linda T. Sanchez Padilla
Senator Alex Padilla
Senator Adam Schiff

When the last tree is cut down, the last fish caught, and the last stream poisoned, only then will we realize we cannot eat money. –Native American (Cree) proverb

Additional Materials

New fire hazard maps spark heightened response from Whittier, Montebello: 'We're all on notice'

A section of Montebello was designated susceptible to wildfires by CalFire. Whittier officials also say they are incorporating the maps into hazard plans.



By [Anissa Rivera](#) | arivera@scng.com

UPDATED: March 28, 2025 at 3:27 PM PDT

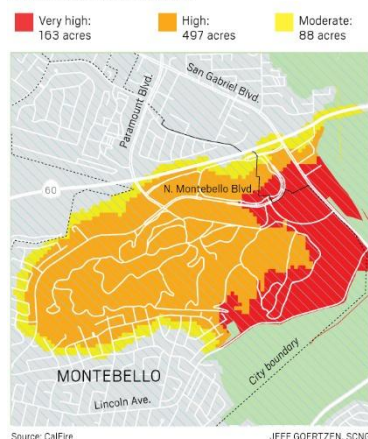
Montebello joined an expanding number of cities and communities in California, appearing for the first time in CalFire's latest update of its [Fire Hazard Severity Zone map](#) released on Monday, March 24.

CalFire, California's Department of Forestry and Fire Protection, identified several areas within the northern section of Montebello as having moderate, high and very high fire zones. The designation pinpoints area most susceptible to wildfires because of the type of vegetation, topology, changing climate and weather.

"These updated maps highlight the wildfire risks in our city and serve as a reminder that preparedness is key," said Fernando Peláez, fire chief for the Montebello Fire Department. "By implementing fire safety measures and remaining vigilant, we can help mitigate the potential impact of wildfires in our community."

Montebello now has fire zones

Montebello is appearing for the first time in CalFire's latest update of its Fire Hazard Severity Zone map released Monday. Approximately 748 acres have fallen into one of three fire zones.



Montebello is one of 13 Los Angeles County cities that didn't have any fire zones designated in the agency's previous map released in 2011. The cities include Santa Monica, South Pasadena, Alhambra, Rosemead and West Hollywood, according to Daniel Berlant, state fire marshal.

Berlant said the maps should serve as a planning tool to guide local governments and residents in [mitigating their fire risk](#).

It's a message the Montebello Fire Department, which serves the city's 65,000 residents, is addressing.

Its Community Risk Reduction Division will launch a public education campaign in May, providing residents and business owners with guidance should they encounter new

requirements based on the category their property falls under. Enforcement of rules and regulations as it relates to the new zones is not expected to begin until after the public education campaign is completed.

Such rules might include home-hardening retrofits and brush clearance as well as disclosing a home's "very high" hazard classification to possible buyers.

Classified in the red "Very high" severity zone are portions of Durfee Avenue and State Route 19 (Lakewood/Rosemead Boulevard) adjoining San Gabriel Boulevard and the Whittier Narrows Recreation Area.

Much of the newly-identified spaces are designated "high" or orange hazard zones, including The Shops at Montebello, and numerous homes and businesses, with "moderate" classification denoting an area that includes portions at and south of the 60 freeway.

In orange "high" hazard zones, newly-constructed homes must meet stricter fire-resistant building standards and anyone selling a home there have to disclose the area's elevated danger designation.

Residents in the "very high" hazard zones are subject to those rules as well as additional requirements, such as clearing brush in a 100-foot circle around their property. Aside from creating this defensible space around homes and buildings, these locations will face annual brush inspections.

The designations are based on factors such as terrain, vegetation and fire history.

First Street, a climate risk data company based in New York, found no historic records of wildfires in Montebello between 1984 to 2021. It designated the city's overall risk for wildfire as moderate.

New builds must be designed with multiple evacuation routes, adequate water supply infrastructure and built-in fuel breaks.

The release of the updated maps, including which locations are covered by local fire departments and which fall under state responsibility, only fueled the impetus of the Whittier City Council, which ramped up its fire safety and hazard mitigation efforts after the Palisades and Eaton fires.

"We're all on notice and now we know we have a lot of work to do," Mayor Joe Vinatieri said the day after the updated maps' release.

“We now have a situation in Whittier that is far more dangerous than it was previously in the prior maps,” he said, saying conditions in the city’s hillsides remain a threat for the entire Puente Hills area and wind-driven fires that decimated the Palisades and Altadena are possible in this corridor.

“We have a situation that is a regional problem now. This is much more than just the city of Whittier,” Vinatieri said.

Shannon DeLong, interim city manager for the city of Whittier, said staff will be working to make sure the updated maps are included as part of the city’s update to its [Natural Hazard Mitigation Plan](#).

“We’re also working closely with Los Angeles County Fire Department to update County Fire Station 17, and we expect our newest heli-hydrant in our hills to be complete within the next six months,” she said.

Station 17 is at 12006 Hadley St. in Whittier, one of five Los Angeles County fire stations in the city, serving more than 86,000 people.

Andrea Gullo, executive director of the Puente Hills Habitat Preservation Authority, said in its March 20 meeting, the agency is creating a Hazards Mitigation Plan incorporating wildfires among other natural disasters. The successful passage of Measure PH on the November election will help the authority’s fire preparedness efforts too.

“Our ongoing efforts of annual fuel clearance, hazardous tree removals and habitat restoration will continue alongside our diligent collaboration with local fire departments,” Gullo said.

With funding, which included grants from CalFire itself as well as the Rivers and Mountains Conservancy, the Habitat Authority has conducted increased fuel management than ever before, including removing 425 dead, dying and hazardous trees along the urban wildland interface and emergency access routes; clearing defensible space from structures; maintaining drivable access routes; and conducting habitat restoration in 320 acres of the preserve.

The Habitat Authority also brought in goats to graze in areas of the nature preserve in 2022, 2023 and 2024.

In the days after the Eaton Fire, Vinatieri and Councilmember Octavio Martinez visited the Habitat Authority nature preserve in the Puente Hills to highlight the risks of brush buildup and illegal fires in the area. City staff also remained on alert should they need to activate the Emergency Operations Center.

“We have our work cut out for us to put together plans to do as much as we can to minimize this,” Vinatieri said, adding partners in the efforts include the Los Angeles County Fire Department and the [Puente Hills Habitat Preservation Authority](#), a public agency that manages more than 3,000 acres of preserved public open space from Rowland Heights, La Habra Heights, Hacienda Heights, Brea and Whittier.

Both cities have 120 days to accept public feedback on the maps. They have until July 22 to adopt the maps as their own designation.

You can find Cal Fire’s latest online map [here](#). Click on the magnifying glass in the upper left corner, then enter your address to see the fire hazard zone for your home.

SCNG staff writer Jeff Collins contributed to this report.

Originally Published: March 28, 2025 at 3:24 PM PDT

Home Hardening Assistance

Department: CAL FIRE/OES

Program Description: California is developing the first home hardening assistance program, designed to help low-income high fire risk communities, collectively achieve home hardening and defensible space. The program is currently funded 75 percent through FEMA Hazard Mitigation Grant Program funds and matched 25 percent with state appropriated funds.

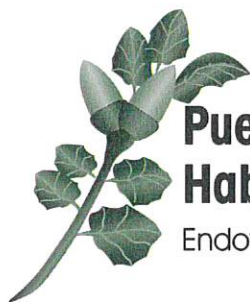
Assembly Bill 38, (Wood, 2019) directed the Office of Emergency Services (Cal OES) to enter into a joint powers agreement (JPA) with the Department of Forestry and Fire Protection (CAL FIRE) to develop and administer the California Wildfire Mitigation Program. The program is designed to encourage cost-effective structure hardening and retrofitting and facilitate vegetation management, the creation and maintenance of defensible space, and other fuel modification activities. The legislation directed the JPA to develop criteria and a scoring methodology to prioritize financial assistance to areas and community based on vulnerability to fire, the impact of future climate risk and factors that lead some populations to experience a greater risk to wildfire, adverse health outcomes, or and inhibited ability to respond to a wildfire, including socioeconomic characteristics of the areas or communities that would be protected by financial assistance. Areas eligible for financial assistance under the CWMP include State Responsibility Areas (SRA) located within any Fire Hazard Severity Zone and Local Responsibility Areas (LRA) located within a very high fire hazard severity zone.

Program Impact: The California Wildfire Mitigation Program is currently in the demonstration phase, being piloted in three select areas, Whitmore in Shasta County, Dulzura in San Diego County and Kelseyville-Riviera in Lake County. New pilot communities are also being considered for Tuolumne and El Dorado Counties. The lessons learned working with these pilot communities under the demonstration phase are being used to refine the program and build the program framework before expanding to additional areas within demonstration counties, and ultimately, across the state.

Resilience in Action: The California Wildfire Mitigation Program Joint Powers Authority has been actively updating the program framework based on lessons learned while working with the initial pilot communities. A wildfire home assessment application and training program has been developed and input from the pilot communities has instigated added features and improvements to the application and training program. The pilot communities have been actively conducting environmental review for their project areas. Procurement procedures for contracting for home retrofitting work are actively being developed. The target time frame for retrofitting the first homes in each of the pilot communities is anticipate for later this year.



Andrea Gullo
Executive Director



Puente Hills Habitat Preservation Authority

Endowment Provided by the Puente Hills Landfill

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Hacienda Heights

April 10, 2025

Angie Valenzuela, President
Hacienda Heights Women's Club
P.O. Box 5565
Hacienda Heights, CA 91745

Dear Ms. Valenzuela:

Thank you and the Hacienda Heights Women's Club members so much for the tax-deductible donation of \$200 made to the Puente Hills Habitat Preservation Authority. Your donation is generous and very appreciated.

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

Sincerely,

Andrea Gullo
Executive Director

California's former insurance commissioner sees grim future, more wildfires

David Jones says FAIR Plan coverage of riskiest homeowners insurance policies will continue to grow due to climate change.



California's State Insurance Commissioner Dave Jones talks during a news conference in Los Angeles on Thursday, Oct. 19, 2017. Jones says preliminary estimates of losses from the state's recent siege of wildfires exceed \$1 billion and that the figure is expected to rise. Jones told reporters that the estimate comes from the eight largest insurers in the affected areas. (AP Photo/Richard Vogel)

By [Pat Maio](#) | pmaio@scng.com

PUBLISHED: April 7, 2025 at 6:23 AM PDT

Former California insurance commissioner David Jones described the L.A. area firestorms in January as a “canary in the coal mine” warning for climate change that will bring more catastrophic fires all-year and push the property and casualty insurance industry to the brink of a financial crisis.

“Climate change is the canary in the coal mine, and the canary is dying,” Jones said. “You can give the canary mouth-to-mouth resuscitation, but ultimately it’s going to be killed by climate change.”

Jones, who was Insurance Commissioner from 2011 to 2019, helped regulate California’s response to increasingly deadly and destructive catastrophic wildfires during his two-term tenure, when more than 1.4 million acres burned throughout the state.

The 63-year-old Jones, now the director of the Climate Risk Initiative at UC Berkeley’s Center for Law, Energy and the Environment, maintains that California is headed for a “very grim” future with more L.A.-like firestorms.

Rows of destroyed homes during the Palisades Fire in the Alhambra neighborhood of Pacific Palisades, CA, on Thursday, January 9, 2025. (Photo by Jeff Gritchen, Orange County Register/SCNG)



He blames climate change for firestorms like the ones that erupted in January in Los Angeles County. Such fires are happening more frequently and outside the traditional summer and fall fire seasons.

Climate change refers to long-term shifts in temperatures and weather patterns worldwide.

Jones cited as evidence the growing number of residential policies in force by the California FAIR Plan, the state's property insurer of last resort. Mainstream property insurers are abandoning ZIP codes in fire-prone areas, leaving policyholders no other option but to turn to the FAIR Plan.

In 2015, there were 141,391 residential policyholders in the FAIR Plan, [according to statistics provided by the California Department of Insurance](#). The number of policyholders grew to 189,790 at the end of 2019 — also the end of Jones' second term as commissioner. Since then, the number of policyholders has grown to 220,091 in 2020, and risen more than 127% to [501,379 by the end of last year](#), according to statistics provided by the FAIR Plan. The private association declined to share data prior to 2020.

David Jones, director of the Climate Risk Initiative at UC Berkeley's Center for Law, Energy and the Environment, and former state insurance commissioner from 2011-2019.

We asked Jones about the state of homeowners insurance in California, and what needs to be done to fix it. His answers have been edited for clarity and length.

Q: Is California the only place experiencing a crisis in homeowners' insurance?

A: California is not the only state where insurance availability and pricing is becoming a real challenge, and in fact, a crisis.

There are at least 18 states, including regulated states and unregulated states, where this is a problem. It's happening in varying degrees of severity across the United States.

What is happening is that, due to climate change, we're having more extreme and severe weather-related events that are killing more Americans, injuring more Americans, destroying more Americans' homes and causing insurance companies to pay out larger and larger amounts.

And insurance is a business, and the way that it responds to increased losses is it increases price and it reduces the writing of insurance, and it's doing both those things in at least 18 states across the country.

Q: How big of a problem are non-renewals and insurance pricing?

A: Two reports were released last year — [the U.S. Senate Budget Committee](#) in December 2024, and the U.S. Treasury Department's [Federal Insurance Office](#) in January 2025 — concluded there is a problem across the entire country.

In the states where insurance prices are going up, and insurance is becoming less available due to non-renewals or new insurance isn't being written, these are the very same places where more extreme and severe weather-related events are landing.

All I can tell you is what the data says. The reports are based on a national survey of the insurance companies over the last five years. It's the best data sets available, and the numbers don't lie.

Q: Are you seeing climate change cause higher insurance losses and homeowners getting shifted to the FAIR Plan?

A: In my second term, beginning in 2015, we started seeing a gradual but significant uptick in FAIR Plan policyholder counts. That's a bellwether, right?

The number of FAIR Plan policyholders nearly tripled since I left office. Why? Because insurers are increasingly concluding that they can't write insurance and make money, and so they're non-renewing, and that's even though they're getting substantial rate increases.

Over the last several years, we have given the insurers rate increases. They have to justify the rate increases, but they tend to be, shall we say, unbashful in asking for substantial increases.

When you start seeing more Californians forced to the FAIR Plan for insurance, what that tells you is that they've been non-renewed, or been told by the private insurers that they aren't going to write them insurance. We also started see huge wildfires.

It's really gotten worse in the last five or six years.

Q: The picture you're painting is that it's getting worse, right?

A: It's getting worse. We're marching toward an uninsurable future in this country, because we're not doing enough, fast enough, about climate change. There's not some magic wand we can wave with regard to insurance to make problems go away.

Q: What can be done to slow down the rise in losses?

A: Something that is really frustrating for Californians, and rightfully so, is that there are proven, empirically-based, scientifically based mitigation measures that reduce the risk of loss.

In the wildfire context, there is home hardening and defensible space. This includes using more fire-resistant materials for your roof, having shatter-resistant glass, so that when the heat of the fire approaches your home, your windows don't shatter, the embers don't fly in, protecting the eaves of the home, so that embers don't get into the attic ... Not having any

attached wooden structures, having a 5-foot zone around the home that's clear of any vegetation, having 30 or 100 feet where vegetation is dramatically reduced, right? This is a partial list.

There's a long list of these things that are accepted by fire officials, fire chiefs, fire professionals. No disagreement about this stuff, right?

We need to pass a state law that requires the insurers' computer models to account for proven mitigation measures, since they're not willing to do it voluntarily. My successor — Ricardo Lara — adopted a [regulation giving people a discount](#) for home hardening defensible space, and for being in a fire wise community. That's great, you get a discount.

But the discount doesn't matter if they won't write or renew your insurance.

[Two bills](#) have been introduced in Sacramento to create incentives for home hardening against wildfires.

Q: Should homeowners get credit on their policies for home hardening?

A: We're spending billions of dollars on this, and you get no credit for it in the decisions the insurance companies make when they write or renew your insurance. That's really outrageous. And the insurance commissioner can't change that himself or herself, because insurance commissioners don't control underwriting.

So, the only way to fix this problem, that I've identified, is you'd have to pass a state law that requires the models they use to decide whether to write or renew insurance to account for proven mitigation.

Q: Early January is not fire season in L.A. Are we going to see more wildfires year-round?

A: I think the future is very grim. I think that we've had a catastrophic wildfire in January, and we could have any number of catastrophic wildfires later in the year. So, it's a very grim future.