

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

83 September 24, 2024

July 10, 2024
Resolution No. 24-90

Edward Yen

EDWARD YEN
EXECUTIVE OFFICER

**RESOLUTION OF FORMATION OF THE GOVERNING BOARD OF THE MOUNTAINS
RECREATION AND CONSERVATION AUTHORITY ESTABLISHING COMMUNITY
FACILITIES DISTRICT NO. 2024-1
(Wildlife Habitat, Local Fire Prevention and Open Space Measure)**

WHEREAS, the Governing Board (“Board”) of the Mountains Recreation and Conservation Authority (the “MRCA”) hereby adopts this resolution of formation establishing a community facilities district as follows:

WHEREAS, on June 27, 2012, the Board adopted Resolution 12-83, titled “Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Adopting Local Goals and Policies for Community Facilities Districts,” pursuant to California Government Code Section 53311 et seq. (the “Act”) and on October 7, 2015 the Board adopted Resolution 15-139 amending said Local Goals and Policies; and

WHEREAS, the Board, as the legislative body of the MRCA, has determined that it is in the best interests of the MRCA to institute proceedings for the establishment of a community facilities district pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, parklands, wildlife corridors, natural or other lands and facilities owned or managed or maintained by the MRCA within the community facilities district, and the reduction of the risk of wildfires, (the “Services and Facilities”); and including administrative or incidental expenses thereto; and

WHEREAS, on June 5, 2024, the Board adopted Resolution 24-70 titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Declaring Intention to Establish Community Facilities District No. 2024-1" and on July 10, 2024 the Board adopted Resolution No. 24-89 titled “Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Modifying Resolution No. 24-70 Declaring Intention to Establish Community Facilities District 2024-1 and Approving an Amended and Restated Rate and Method of Apportionment” (as amended, the "ROI"), pursuant to Section 53321 of the Act, in which it proposed to establish the Mountains Recreation and Conservation Authority Community Facilities District No. 2024-1 (Wildlife Habitat, Local Fire Prevention and Open Space Measure) (the "CFD"); and

WHEREAS, the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, and incorporated herein, and which is also on file with the Clerk of the Board; and

WHEREAS, the public facilities and services proposed to be financed by the CFD are described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as Exhibit B and incorporated herein; and

WHEREAS, except to the extent that funds are otherwise available to the CFD to pay for the Services and Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD for a period not to exceed fifteen (15) years, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The rate and method of apportionment of the Special Tax are described in the document titled "Amended Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein; and

WHEREAS, the MRCA published notice of a public hearing to be held on July 10, 2024, in compliance with Section 53322 of the Act regarding the proposed formation of the CFD; and

WHEREAS, if the Board proceeds with formation of the CFD, the Special Tax shall be submitted to a vote of the registered voters within the proposed CFD in the next general election or special election, in accordance with Section 53326 of the Act. Each voter shall have one vote; and

WHEREAS, the Board received a report containing a brief description of the types of Services and Facilities required to adequately meet the needs of the CFD, pursuant to Section 53321.5 of the Act, and a copy of which is on file with the Clerk of the Board.

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct.
2. The Board has determined that all proceedings undertaken by the MRCA in connection with the establishment of the CFD and the levy of the Special Tax are valid and in conformity with the applicable provisions of the Act. Pursuant to Section 53325.1 of the Act, the Board's finding in this regard is final and conclusive.
3. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.
4. The community facilities district named "Mountains Recreation and Conservation Authority Community Facilities District No. 2024-1 (Wildlife Habitat, Local Fire Prevention and Open Space Measure)," is hereby established pursuant to Section 53325.1 of the Act.

5. The public facilities and services proposed to be financed by the CFD are described in Exhibit B hereto.

6. The office responsible for annual preparation of a current roll of special tax levy obligations by assessor's parcel number and for estimating future Special Tax levies within the CFD shall be the Executive Officer of the MRCA at 570 West Avenue 26, Suite 100, Los Angeles, California 90065, (323) 221-9944.

7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the MRCA ceases. In summary, this provision means that owners of developed property will be required to pay the special tax of \$65.00 per parcel per year for a period of not more than 15 years, if the special tax is approved by voters.

8. The boundary map of the proposed CFD was recorded in the Los Angeles County Recorder's Office on June 12, 2024 as Document No. 20240384666 in book 196 page 78 Book of Maps of Assessments of Community Facilities Districts.

9. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax shall be submitted to the qualified electors of the CFD at an election, the time, place and conditions of which shall be as specified by a separate resolution of the Board.

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority (MRCA) hereby:

1. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act;
2. ADOPTS the staff report and recommendations dated July 10, 2024;
3. AUTHORIZES the Executive Officer or his designee to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.


Chairperson

AYES: Ortega, Paranick, Hasenauer, Lange

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the governing board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law on July 10, 2024.

Date: July 10, 2024



Executive Officer

EXHIBIT A

MAP OF PROPOSED BOUNDARIES

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2024-1
(Wildlife Habitat, Local Fire Prevention and Open Space)**

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS 10th DAY OF June 2024.

[Signature]
CLERK OF THE BOARD

CLERK'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AT A MEETING THEREOF, HELD ON THE 6th DAY OF June, 2024, BY ITS RESOLUTION NO. 24-70

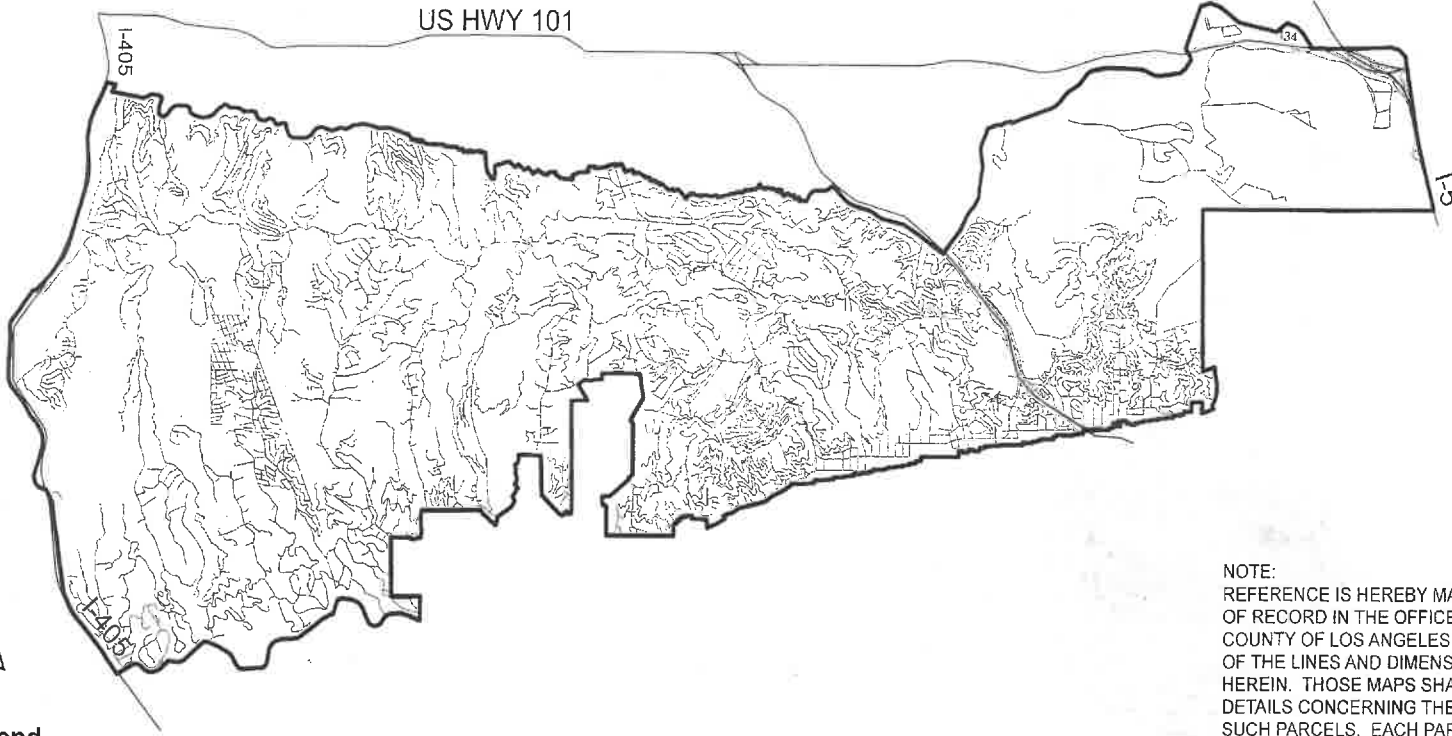
[Signature]
CLERK OF THE BOARD

RECORDER'S CERTIFICATE

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

COUNTY RECORDER, COUNTY OF LOS ANGELES

FILED
AT REQUEST OF
CITY CLERK
01 MAY 3:00 PM
MAY
IN BOOK 196
AT PAGE 78
OF ASSESSMENT MAPS
LOS ANGELES COUNTY, CA
Register-Recorder/County Clerk
BY *[Signature]*
FEE \$ 5.00
D.A. FEE Code 20



Legend

- Community Facilities District No. 2024-1 Boundary
- Major Roads
- Streets

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

NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2024-1 OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
Sheet 1 of 1 (Wildlife Habitat, Local Fire Prevention and Open Space)**

EXHIBIT B

DESCRIPTION OF SERVICES AND FACILITIES

For the Wildlife Habitat, Local Fire Prevention and Open Space Measure

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY Community Facilities District No. 2024-1

The services and facilities described below are proposed to be financed by Community Facilities District No. 2024-1 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

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

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

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

"Servicing," as used herein, means the furnishing of electric current, gas, or other form

EXHIBIT B

of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT B

EXHIBIT C

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the Wildlife Habitat, Local Fire Prevention and Open Space Measure

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY Community Facilities District No. 2024-1

This document defines the rate and method of apportionment for an annual special tax (the "Special Tax") proposed to be collected by the Mountains Recreation and Conservation Authority (the "MRCA") to be used to maintain, improve, acquire, protect and preserve open space and natural lands owned or managed by the MRCA.

If approved by voters, the Special Tax, determined as shown below, may be levied annually by the Governing Board (the "Board") of the Mountains Recreation and Conservation MRCA within the boundaries of Community Facilities District No. 2024-1 (the "CFD"):

A. DEFINITIONS

"Developed Property" means real property with improvements for residential, commercial or other purposes.

"Exempt Parcel" means a Developed Parcel owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles-Long Beach-Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low-income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Non-Taxable Property" means real property not subject to property taxation.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

EXHIBIT C

B. PROPERTY CATEGORIES AND ANNUAL SPECIAL TAX RATES

Each property within the CFD shall be classified, as of July 1 of the Fiscal Year, into one of the following property uses, and the Special Tax shall be levied as set forth below:

1. Developed Property: Maximum of \$65.00 per parcel
2. Undeveloped Property: No Special Tax
3. Non-Taxable Property: No Special Tax

The Special Tax listed above shall be levied annually beginning in Fiscal Year 2025-26 for a period not to exceed 15 years.

C. LIMITATIONS

The per parcel maximum established above shall not be increased over time. The Special Tax shall not be collected after Fiscal Year 2039-2040, except for any amount that remains delinquent in subsequent years. Under no circumstances will the Special Tax levied in a Fiscal Year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each Fiscal Year in the same manner and at the same time as ad valorem property taxes are collected and in the case of delinquency, shall be subject to the same penalties and lien priorities that apply to ad valorem taxes levied within the CFD. The MRCA intends that the Special Tax be included in the County Auditor's annual billing for ad valorem taxes.

E. CITIZEN'S OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall be only used to maintain, improve, acquire, protect and preserve open space and natural lands owned or managed by the MRCA; to reduce the risk of wildfires; and for administrative costs for the collection and use of the Special Taxes. The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the MRCA. No later than January 1 of the following Fiscal Year for which the Special Tax is in effect, the MRCA shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, an advisory committee of citizens shall be appointed or designated by the Board to ensure that the Special Tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board shall establish the composition and duties of the advisory committee and shall make all necessary appointments so that the advisory committee may convene within 6 months following the election authorizing the Special Tax.

F. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Officer or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Officer or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

July 10, 2024
Resolution No. 24-91

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ORDERING AN ELECTION ON A SPECIAL TAX, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS OCCURRING ON TUESDAY, NOVEMBER 5, 2024

WHEREAS, the Governing Board (the “Board”) of the Mountains Recreation and Conservation Authority (the “MRCA”) has determined that it is in the best interests of the residents of a certain area managed and protected by the MRCA within a portion of the Santa Monica Mountains Conservancy Zone in the City of Los Angeles, located in the Santa Monica Mountains west of Griffith Park and east of Interstate 405 (the “Eastern Santa Monica Mountains / Hollywood Hills Area” or the “Area”), to approve a special tax to provide funds necessary to provide for maintenance, improvement, servicing, protection and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters and facilities, the acquisition of additional local lands to protect such lands from development and to provide additional wildlife habitats and open space in the Eastern Santa Monica Mountains / Hollywood Hills Area, to protect water quality in local springs and creeks, to provide fire prevention services including brush clearing for fire prevention, and park ranger patrols for safety, wildfire and crime prevention; and

WHEREAS, pursuant to MRCA Resolution No. 24-90, adopted by this Board on July 10, 2024, to establish a community facilities district within the Area for the purpose of collecting and expending the proposed special tax for wildlife habitat, local fire prevention, open space, park ranger services and water quality, and pursuant to the provisions of the Government Code referenced therein, the Board hereby adopts this resolution which shall, subject to the approval of the voters, impose a special tax of \$65.00 per parcel, on all taxable developed real property within the Eastern Santa Monica Mountains / Hollywood Hills Area (the “Special Tax”); and

WHEREAS, if approved by the voters within the Area, the Special Tax will be used for the purpose of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities and fire protection and park ranger services (the “Services and Facilities”) in the Eastern Santa Monica Mountains / Hollywood Hills Area; and administrative or incidental costs thereto, but only to the extent that funds are not already available to provide the Services and Facilities within the Area; and

WHEREAS, Developed Parcels owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles-Long Beach-Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low-income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

WHEREAS, pursuant to the California Elections Code, the Board may request consolidation of the election on the proposed Special Tax with any and all other elections to be held on Tuesday, November 5, 2024, and may also request the Los Angeles County Registrar of Voters to perform certain election services for the MRCA; and

WHEREAS, Section 53327 of the Government Code requires that an impartial analysis be provided to the voters, and also provides that the ballot materials may include written arguments and rebuttals for or against any ballot proposition.

NOW, THEREFORE, BE IT RESOLVED:

1. Call for Election. The Board hereby orders an election and submits to the voters in the Eastern Santa Monica Mountains / Hollywood Hills Area the question of whether the Special Tax shall be implemented for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned, managed or maintained by the MRCA within the Eastern Santa Monica Mountains / Hollywood Hills Area; for financing the acquisition of additional lands and protection of such lands from development in the Eastern Santa Monica Mountains / Hollywood Hills Area; park ranger patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger services, and the collection and accumulation of reserves for the aforementioned purposes. This Resolution constitutes the order of the MRCA to call such election.

2. Election Date. The date of the election shall be November 5, 2024, and the election shall be held solely within the boundaries of the Eastern Santa Monica Mountains / Hollywood Hills Area, as further depicted in the ballot proposition attached hereto as Exhibit A, and incorporated herein.

3. Purpose of Election; Ballot Proposition. The purpose of the election shall be for the voters in the Eastern Santa Monica Mountains / Hollywood Hills Area to vote on a proposition, a full copy of which is attached hereto as Exhibit A, containing the question of whether the MRCA shall implement the Special Tax for the purposes stated therein. The abbreviated form of the proposition to appear on the ballot, as required by Elections Code Section 13247, is attached hereto as Exhibit B, and incorporated herein. The

Executive Officer of the MRCA, or his or her designee, is hereby authorized and directed to make any changes to the text of the full or abbreviated version of the proposition as required to conform to any requirements of the Government Code, the Elections Code or the Los Angeles County Registrar of Voters.

4. Use of Proceeds. If approved by the voters, the Special Tax will be used for the Services and Facilities within the Eastern Santa Monica Mountains / Hollywood Hills Area, as described in Section 1, above, and for any administrative or incidental expenses thereto, including any costs related to the collection or use of the Special Tax, as set forth more fully in the ballot proposition approved pursuant to Section 3, above. The Services and Facilities include, but are not limited to, the acquisition and maintenance of open space, the protection of water quality, the reduction of the risk of wildfires, park ranger services within the Area, and the collection and accumulation of reserves for the aforementioned purposes.

5. Accountability Report. In accordance with Government Code Section 50075.3, the Executive Officer of the MRCA, or his or her designee, shall file a report with the Board no later than January 1 of the following Fiscal Year for which the Special Tax is in effect. The annual report shall contain both of the following: (a) the amount of funds collected and expended and (b) the status of any project required or authorized to be funded with the proceeds of the Special Tax in accordance with this Section.

6. Citizens' Oversight. A citizens' oversight committee shall be appointed by the Board and shall review and report annually on the expenditure of the Special Tax revenues.

7. Effective Date and Term. The Special Tax shall be deemed established and shall be in effect as of the day following the election, upon certification by the Los Angeles County Registrar of Voters of the election results evidencing approval by at least two-thirds of the registered voters voting thereon. If approved, the Special Tax may be levied for a term not to exceed fifteen (15) years.

8. Consolidation of Election. The Los Angeles County Registrar of Voters and the Los Angeles County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 5, 2024, within the Eastern Santa Monica Mountains / Hollywood Hills Area.

9. Reimbursement of Costs. The MRCA shall reimburse the County of Los Angeles (the "County") for services performed when the election process is completed and upon presentation to the MRCA of a properly approved bill.

10. Collection of Special Tax. Unless otherwise ordered pursuant to a resolution adopted by the Board, the Special Tax shall be collected annually through the County of Los Angeles property tax bill in the same manner as the County property taxes are collected, and subject to the same penalties. The Board shall annually take such steps as are necessary to have the Special Tax collected through the County property tax bill

and shall coordinate with the County Auditor and the County Tax Collector in this regard. The County shall be entitled to deduct its reasonable costs incurred in collecting the Special Tax before the balance of the Special Tax payments are remitted to the MRCA. Upon receipt of the Special Tax proceeds the MRCA shall cause same to be deposited in a Special Tax account or such other account established by the MRCA which allows the MRCA to properly account for the Special Tax in compliance with the provisions of Government Code Section 50075.3.

11. Validation. Pursuant to the provisions of Government Code Section 50077.5 any judicial action or proceeding to attack, review, set aside, void or annul this resolution and/or the approval of the subject Special Tax shall be commenced, if at all, within sixty (60) days of the date of the adoption hereof.

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority (MRCA) hereby:

1. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act;
2. ADOPTS the staff report and recommendations dated July 10, 2024;
3. AUTHORIZES the Executive Officer or his designee to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chairperson

AYES: Ortega, Paranick, Hasenauer, Lange

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the governing board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law on July 10, 2024.

Date: July 10, 2024

Justin Schmitt
Executive Officer

EXHIBIT A

FULL TEXT OF BALLOT PROPOSITION MOUNTAINS RECREATION AND CONSERVATION AUTHORITY SPECIAL TAX FOR WILDLIFE HABITAT, LOCAL FIRE PREVENTION, AND OPEN SPACE

The Mountains Recreation and Conservation Authority ("MRCA") is a local park agency whose members include the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. The MRCA maintains and improves open space, parkland and wildlife habitats and provides fire protection and prevention services and park ranger patrols and services within the Santa Monica Mountains Conservancy Zone. The MRCA currently maintains over 1,850 acres of local open space, parkland and wildlife habitats and corridors, in the Santa Monica Mountains west of Griffith Park and east of Interstate 405 (the "405 Freeway"), (the "Eastern Santa Monica Mountains / Hollywood Hills Area" or the "Area").

Unlike most public agencies, the MRCA does not receive permanent funding from local, state or federal sources. For the past 12 years, the East Santa Monica Mountains / Hollywood Hills area has thrived under the protection and maintenance afforded by locally controlled funding measures. These measures, approved by our community, have enabled the MRCA to both expand and maintain the beauty and safety of our parklands, open spaces, and wildlife corridors. This vital source of funding is in jeopardy. The special tax approved in 2012 has expired, and the 2016 parcel tax is set to expire in a few years. Without renewal, the MRCA will face a significant funding shortfall. Additionally, inflation and increasing labor costs further worsen the financial strain, resulting in reduced services for maintaining wildlife habitats, open space, parklands, fire safety measures, and ranger patrols. No new local wildlife habitat can be acquired.

The proposed measure would increase the funding available to save local habitat and wildlife corridors before they are lost to development. Renewed funding will ensure that the MRCA would be able to continue and improve its local services including open space brush clearing efforts and fire prevention strategies, and the added presence of park rangers for safety and crime prevention.

The Santa Monica Mountains are home to many different plants and animals. As more and more land is lost to development, it is critical that the few remaining wildlife habitats between the 405 Freeway and Griffith Park are permanently protected. These wildlife habitats are necessary to ensure native wildlife such as mountain lions, deer, bobcats and grey foxes can survive in the Area. The MRCA is the only public agency that actively acquires and maintains open space and conservation easements for wildlife habitats and corridors in this Area.

EXHIBIT A

These funds are necessary to continue providing local fire protection and prevention services including brush clearance throughout the community and along Mulholland Drive; to remove illegal encampments; to preserve, improve and maintain open space, parkland, and wildlife habitat corridors, to save the remaining local springs and creeks; and to provide park ranger safety and security patrols and services. Therefore, the MRCA is proposing a voter-approved local special tax within a community facilities district located in a designated portion of the Santa Monica Mountains and Hollywood Hills located west of Griffith Park and east of the 405, as shown on the map accompanying this proposition (the "Eastern Santa Monica Mountains / Hollywood Hills Area").

The summary of the proposed ballot proposition is:

To preserve local habitat and wildlife corridors before they are lost to development, increase local fire prevention/ protection services including clearing dry brush; maintain local open space, springs and creeks; enhance park ranger patrols for safety, wildfire and crime prevention; shall the Mountains Recreation and Conservation Authority measure renewing and establishing a \$65 special tax only for fifteen years be adopted, providing \$1,857,000 annually with independent citizen oversight and all money spent in the Santa Monica Mountains/ Hollywood Hills east of 405 freeway?

Developed parcels subject to the special tax are those parcels that appear on the annual secured Los Angeles County property tax rolls, and that have been improved for residential, commercial or other purposes. Unimproved parcels within the Eastern Santa Monica Mountains / Hollywood Hills Area shall be exempt from the special tax.

Also, developed parcels owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles Long Beach Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

If approved by the voters, the special tax will be used for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned, managed or maintained by the MRCA within the Eastern Santa Monica Mountains/Hollywood Hills Area; for financing the acquisition of additional lands and protection of such lands from development in the Eastern Santa Monica Mountains/Hollywood Hills Area; for park ranger patrols and services; and for the reduction of the risk of wildfires including fire protection, prevention and suppression and brush clearing ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the

EXHIBIT A

protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of prudent financial reserves.

The special tax revenues shall be deposited into a separate account for exclusive use by the Mountains Recreation and Conservation Authority, in accordance with Government Code Section 50075.1, and shall be expended by the MRCA according to a plan developed annually by the MRCA's staff and approved and adopted by the MRCA's Board of Directors. A citizens' oversight committee appointed by the Board will review and report annually on the expenditure of the special tax revenues.

The MRCA will submit an annual report to its Board of Directors, which includes the amount of special tax revenues collected and expended, and fully complies with the accountability measures established in Government Code Sections 50075 et seq.

EXHIBIT A

EXHIBIT B

ABBREVIATED TEXT OF THE BALLOT PROPOSITION

The question submitted to the voters shall read substantially as follows:

To preserve local habitat and wildlife corridors before they are lost to development, increase local fire prevention/ protection services including clearing dry brush; maintain local open space, springs and creeks; enhance park ranger patrols for safety, wildfire and crime prevention; shall the Mountains Recreation and Conservation Authority measure renewing and establishing a \$65 special tax only for fifteen years be adopted, providing \$1,857,000 annually with independent citizen oversight and all money spent in the Santa Monica Mountains/ Hollywood Hills east of 405 freeway?

EXHIBIT B

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

July 10, 2024
Resolution No. 24-92

RESOLUTION OF FORMATION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2024-2 (Wildlife Habitat, Local Fire Prevention and Open Space Measure)

WHEREAS, the Governing Board ("Board") of the Mountains Recreation and Conservation Authority (the "MRCA") hereby adopts this resolution of formation establishing a community facilities district as follows:

WHEREAS, on June 27, 2012, the Board adopted Resolution 12-83, titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Adopting Local Goals and Policies for Community Facilities Districts," pursuant to California Government Code Section 53311 et seq. (the "Act") and on October 7, 2015 the Board adopted Resolution 15-139 amending said Local Goals and Policies; and

WHEREAS, the Board, as the legislative body of the MRCA, has determined that it is in the best interests of the MRCA to institute proceedings for the establishment of a community facilities district pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, parklands, wildlife corridors, natural or other lands and facilities owned or managed or maintained by the MRCA within the community facilities district, and the reduction of the risk of wildfires, (the "Services and Facilities"); and including administrative or incidental expenses thereto; and

WHEREAS, on June 5, 2024, the Board adopted Resolution 24-71 titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Declaring Intention to Establish Community Facilities District No. 2024-2", (the "ROI"), pursuant to Section 53321 of the Act, in which it proposed to establish the Mountains Recreation and Conservation Authority Community Facilities District No. 2024-2 (Wildlife Habitat, Local Fire Prevention and Open Space Measure) (the "CFD"); and

WHEREAS, the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, and incorporated herein, and which is also on file with the Clerk of the Board; and

WHEREAS, the public facilities and services proposed to be financed by the CFD are described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as Exhibit B and incorporated herein; and

WHEREAS, except to the extent that funds are otherwise available to the CFD to pay for the Services and Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD for a period not to exceed fifteen (15) years, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The rate and method of apportionment of the Special Tax are described in the document titled "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein; and

WHEREAS, the MRCA published notice of a public hearing to be held on July 10, 2024, in compliance with Section 53322 of the Act regarding the proposed formation of the CFD; and

WHEREAS, if the Board proceeds with formation of the CFD, the Special Tax shall be submitted to a vote of the registered voters within the proposed CFD in the next general election or special election, in accordance with Section 53326 of the Act. Each voter shall have one vote; and

WHEREAS, the Board received a report containing a brief description of the types of Services and Facilities required to adequately meet the needs of the CFD, pursuant to Section 53321.5 of the Act, and a copy of which is on file with the Clerk of the Board.

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct.
2. The Board has determined that all proceedings undertaken by the MRCA in connection with the establishment of the CFD and the levy of the Special Tax are valid and in conformity with the applicable provisions of the Act. Pursuant to Section 53325.1 of the Act, the Board's finding in this regard is final and conclusive.
3. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.
4. The community facilities district named "Mountains Recreation and Conservation Authority Community Facilities District No. 2024-2 (Wildlife Habitat, Local Fire Prevention and Open Space Measure)," is hereby established pursuant to Section 53325.1 of the Act.
5. The public facilities and services proposed to be financed by the CFD are described in Exhibit B hereto.
6. The office responsible for annual preparation of a current roll of special tax levy obligations by assessor's parcel number and for estimating future Special Tax levies

within the CFD shall be the Executive Officer of the MRCA at 570 West Avenue 26, Suite 100, Los Angeles, California 90065, (323) 221-9944.

7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the MRCA ceases. In summary, this provision means that owners of developed property will be required to pay the special tax of \$38.00 per parcel per year for a period of not more than 15 years, if the special tax is approved by voters.

8. The boundary map of the proposed CFD was recorded in the Los Angeles County Recorder's Office on June 12, 2024 as Document No. 20240384667 in book 196 page 79 Book of Maps of Assessments of Community Facilities Districts.

9. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax shall be submitted to the qualified electors of the CFD at an election, the time, place and conditions of which shall be as specified by a separate resolution of the Board.

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority (MRCA) hereby:

1. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act;
2. ADOPTS the staff report and recommendations dated July 10, 2024;
3. AUTHORIZES the Executive Officer or his designee to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chairperson

AYES: Ortega, Paranick, Hasenauer, Lange

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the governing board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law on July 10, 2024.

Date: July 10, 2024



Executive Officer

EXHIBIT A

MAP OF PROPOSED BOUNDARIES

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2024-2
(Wildlife Habitat, Local Fire Prevention and Open Space)**

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS 10th DAY OF June, 2024.

CLERK OF THE BOARD

CLERK'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-2, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AT A MEETING THEREOF, HELD ON THE 5th DAY OF June, 2024, BY ITS RESOLUTION NO. 24-71

CLERK OF THE BOARD

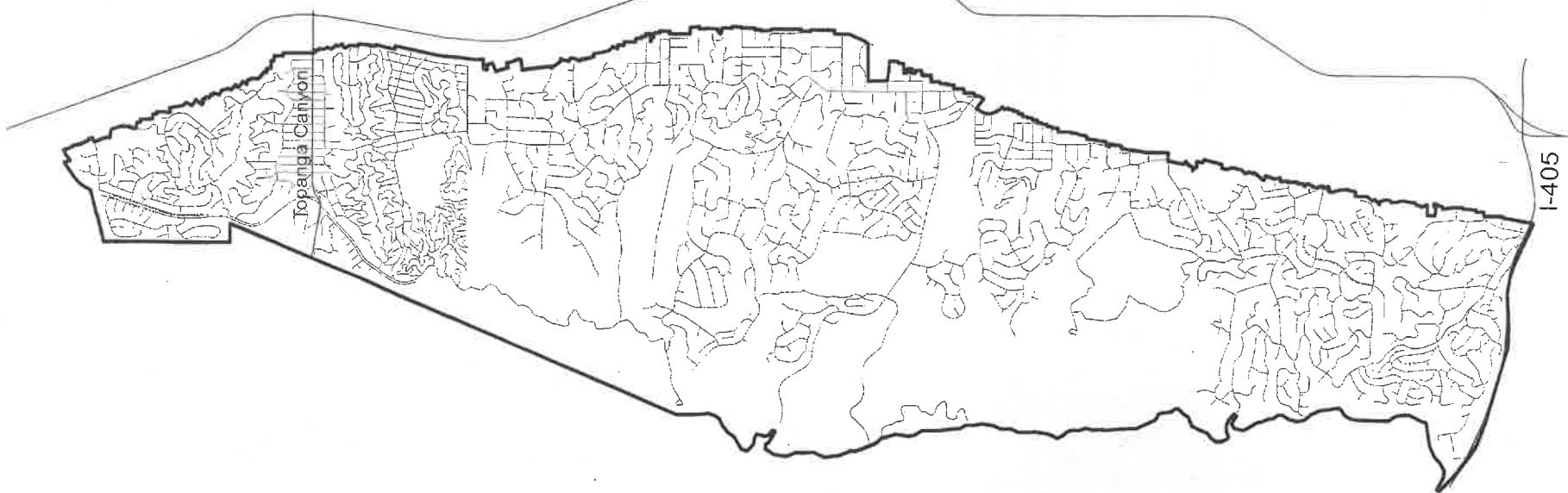
RECORDER'S CERTIFICATE

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

COUNTY RECORDER, COUNTY OF LOS ANGELES

US HWY 101

I-405



Legend

- Community Facilities District No. 2024-2 Boundary
- Major Roads
- Streets

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

FILED
AT REQUEST OF
CITY CLERK
01 JUN 3:00 PM
PAST
IN BOOK 196
AT PAGE 79
OF ASSESSMENT MAPS
LOS ANGELES COUNTY, CA.
REGISTERED RECORDER/COUNTY CLERK
BY [Signature]
FEE \$ 8.00
D.A. FEE Code 20 5.00



NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2024-2 OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**
Sheet 1 of 1 (Wildlife Habitat, Local Fire Prevention and Open Space)

EXHIBIT B

DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD

For the Wildlife Habitat, Local Fire Prevention and Open Space Measure

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY Community Facilities District No. 2024-2

The services and facilities described below are proposed to be financed by Community Facilities District No. 2024-2 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

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

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

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

"Servicing," as used herein, means the furnishing of electric current, gas, or other form

EXHIBIT B

of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT B

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

For the Wildlife Habitat, Local Fire Prevention and Open Space Measure

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY Community Facilities District No. 2024-2

This document defines the rate and method of apportionment for an annual special tax (the "Special Tax") proposed to be collected by the Mountains Recreation and Conservation Authority (the "MRCA") to be used to maintain, improve, acquire, protect and preserve open space and natural lands owned or managed by the MRCA.

If approved by voters, the Special Tax, determined as shown below, may be levied annually by the Governing Board (the "Board") of the Mountains Recreation and Conservation MRCA within the boundaries of Community Facilities District No. 2024-2 (the "CFD"):

A. DEFINITIONS

"Developed Property" means real property with improvements for residential, commercial or other purposes.

"Exempt Parcel" means a Developed Parcel owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles-Long Beach-Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low-income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Non-Taxable Property" means real property not subject to property taxation.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

EXHIBIT C

B. PROPERTY CATEGORIES AND ANNUAL SPECIAL TAX RATES

Each property within the CFD shall be classified, as of July 1 of the Fiscal Year, into one of the following property uses, and the Special Tax shall be levied as set forth below:

1. Developed Property: Maximum of \$38.00 per parcel
2. Undeveloped Property: No Special Tax
3. Non-Taxable Property: No Special Tax

The Special Tax listed above shall be levied annually beginning in Fiscal Year 2025-26 for a period not to exceed 15 years.

C. LIMITATIONS

The per parcel maximum established above shall not be increased over time. The Special Tax shall not be collected after Fiscal Year 2039-2040, except for any amount that remains delinquent in subsequent years. Under no circumstances will the Special Tax levied in a Fiscal Year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each Fiscal Year in the same manner and at the same time as ad valorem property taxes are collected and in the case of delinquency, shall be subject to the same penalties and lien priorities that apply to ad valorem taxes levied within the CFD. The MRCA intends that the Special Tax be included in the County Auditor's annual billing for ad valorem taxes.

E. CITIZEN'S OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall be only used to maintain, improve, acquire, protect and preserve open space and natural lands owned or managed by the MRCA; to reduce the risk of wildfires; and for administrative costs for the collection and use of the Special Taxes. The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the MRCA. No later than January 1 of the following Fiscal Year for which the Special Tax is in effect, the MRCA shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, an advisory committee of citizens shall be appointed or designated by the Board to ensure that the Special Tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board shall establish the composition and duties of the advisory committee and shall make all necessary appointments so that the advisory committee may convene within 6 months following the election authorizing the Special Tax.

F. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Officer or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Officer or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

REVISED

3:17 pm, Jul 10, 2024

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

July 10, 2024
Resolution No. 24-93

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ORDERING AN ELECTION ON A SPECIAL TAX, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS OCCURRING ON TUESDAY, NOVEMBER 5, 2024

WHEREAS, the Governing Board (the "Board") of the Mountains Recreation and Conservation Authority (the "MRCA") has determined that it is in the best interests of the residents of a certain area managed and protected by the MRCA within a portion of the Santa Monica Mountains Conservancy Zone in the City of Los Angeles, located within the northern slope of the Santa Monica Mountains west of Interstate 405 and east of the City of Calabasas (the "Woodland Hills, Encino and Tarzana Hillside Areas" or the "Areas"), to approve a special tax to provide funds necessary to provide for maintenance, improvement, servicing, protection and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters and facilities, the acquisition of additional local lands to protect such lands from development and to provide additional wildlife habitats and open space in the Woodland Hills, Encino and Tarzana Hillside Areas, to protect water quality in local springs and creeks, to provide fire prevention services including brush clearing for fire prevention, and park ranger patrols for safety, wildfire and crime prevention; and

WHEREAS, pursuant to MRCA Resolution No. 24-92 adopted by this Board on July 10, 2024, to establish a community facilities district within the Areas for the purpose of collecting and expending the proposed special tax for wildlife habitat, local fire prevention, open space, park ranger services and water quality, and pursuant to the provisions of the Government Code referenced therein, the Board hereby adopts this resolution which shall, subject to the approval of the voters, impose a special tax of \$38.00 per parcel, on all taxable developed real property within the Woodland Hills, Encino and Tarzana Hillside Areas (the "Special Tax"); and

WHEREAS, if approved by the voters within the Areas, the Special Tax will be used for the purpose of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities and fire protection and park ranger services (the "Services and Facilities") in the Woodland Hills, Encino and Tarzana Hillside Areas; and administrative or incidental costs thereto, but only to the extent that funds are not already available to provide the Services and Facilities within the Areas; and

WHEREAS, Developed Parcels owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles-Long Beach-Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low-income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

WHEREAS, pursuant to the California Elections Code, the Board may request consolidation of the election on the proposed Special Tax with any and all other elections to be held on Tuesday, November 5, 2024, and may also request the Los Angeles County Registrar of Voters to perform certain election services for the MRCA; and

WHEREAS, Section 53327 of the Government Code requires that an impartial analysis be provided to the voters, and also provides that the ballot materials may include written arguments and rebuttals for or against any ballot proposition.

NOW, THEREFORE, BE IT RESOLVED:

1. Call for Election. The Board hereby orders an election and submits to the voters in the Woodland Hills, Encino and Tarzana Hillside Areas the question of whether the Special Tax shall be implemented for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned, managed or maintained by the MRCA within the Woodland Hills, Encino and Tarzana Hillside Areas; for financing the acquisition of additional lands and protection of such lands from development in the Woodland Hills, Encino and Tarzana Hillside Areas; park ranger patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger services, and the collection and accumulation of reserves for the aforementioned purposes. This Resolution constitutes the order of the MRCA to call such election.

2. Election Date. The date of the election shall be November 5, 2024, and the election shall be held solely within the boundaries of the Woodland Hills, Encino and Tarzana Hillside Areas, as further depicted in the ballot proposition attached hereto as Exhibit A, and incorporated herein.

3. Purpose of Election; Ballot Proposition. The purpose of the election shall be for the voters in the Woodland Hills, Encino and Tarzana Hillside Areas to vote on a proposition, a full copy of which is attached hereto as Exhibit A, containing the question of whether the MRCA shall implement the Special Tax for the purposes stated therein. The abbreviated form of the proposition to appear on the ballot, as required by Elections Code Section 13247, is attached hereto as Exhibit B, and incorporated herein. The

Executive Officer of the MRCA, or his or her designee, is hereby authorized and directed to make any changes to the text of the full or abbreviated version of the proposition as required to conform to any requirements of the Government Code, the Elections Code or the Los Angeles County Registrar of Voters.

4. Use of Proceeds. If approved by the voters, the Special Tax will be used for the Services and Facilities within the Woodland Hills, Encino and Tarzana Hillside Areas, as described in Section 1, above, and for any administrative or incidental expenses thereto, including any costs related to the collection or use of the Special Tax, as set forth more fully in the ballot proposition approved pursuant to Section 3, above. The Services and Facilities include, but are not limited to, the acquisition and maintenance of open space, the protection of water quality, the reduction of the risk of wildfires, park ranger services within the Areas, and the collection and accumulation of reserves for the aforementioned purposes.

5. Accountability Report. In accordance with Government Code Section 50075.3, the Executive Officer of the MRCA, or his or her designee, shall file a report with the Board no later than January 1 of the following Fiscal Year for which the Special Tax is in effect. The annual report shall contain both of the following: (a) the amount of funds collected and expended and (b) the status of any project required or authorized to be funded with the proceeds of the Special Tax in accordance with this Section.

6. Citizens' Oversight. A citizens' oversight committee shall be appointed by the Board and shall review and report annually on the expenditure of the Special Tax revenues.

7. Effective Date and Term. The Special Tax shall be deemed established and shall be in effect as of the day following the election, upon certification by the Los Angeles County Registrar of Voters of the election results evidencing approval by at least two-thirds of the registered voters voting thereon. If approved, the Special Tax may be levied for a term not to exceed fifteen (15) years.

8. Consolidation of Election. The Los Angeles County Registrar of Voters and the Los Angeles County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 5, 2024, within the Woodland Hills, Encino and Tarzana Hillside Areas.

9. Reimbursement of Costs. The MRCA shall reimburse the County of Los Angeles (the "County") for services performed when the election process is completed and upon presentation to the MRCA of a properly approved bill.

10. Collection of Special Tax. Unless otherwise ordered pursuant to a resolution adopted by the Board, the Special Tax shall be collected annually through the County of Los Angeles property tax bill in the same manner as the County property taxes are collected, and subject to the same penalties. The Board shall annually take such steps as are necessary to have the Special Tax collected through the County property tax bill

and shall coordinate with the County Auditor and the County Tax Collector in this regard. The County shall be entitled to deduct its reasonable costs incurred in collecting the Special Tax before the balance of the Special Tax payments are remitted to the MRCA. Upon receipt of the Special Tax proceeds the MRCA shall cause same to be deposited in a Special Tax account or such other account established by the MRCA which allows the MRCA to properly account for the Special Tax in compliance with the provisions of Government Code Section 50075.3.

11. Validation. Pursuant to the provisions of Government Code Section 50077.5 any judicial action or proceeding to attack, review, set aside, void or annul this resolution and/or the approval of the subject Special Tax shall be commenced, if at all, within sixty (60) days of the date of the adoption hereof.

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority (MRCA) hereby:

1. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act;
2. ADOPTS the staff report and recommendations dated July 10, 2024;
3. AUTHORIZES the Executive Officer or his designee to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chairperson

AYES: Ortega, Paranick, Hasenauer, Lange

NOS: none

ABSTAIN: none

ABSENT: none

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the governing board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law on July 10, 2024.

Date: July 10, 2024

Justin Schmitt
Executive Officer

EXHIBIT A

FULL TEXT OF BALLOT PROPOSITION MOUNTAINS RECREATION AND CONSERVATION AUTHORITY SPECIAL TAX FOR WILDLIFE HABITAT, LOCAL FIRE PREVENTION, AND OPEN SPACE

The Mountains Recreation and Conservation Authority ("MRCA") is a local park agency whose members include the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District. The MRCA maintains and improves open space, parkland and wildlife habitats and provides fire protection and prevention services and park ranger patrols and services within the Santa Monica Mountains Conservancy Zone. The MRCA currently maintains over 1,075 acres of local open space, parkland and wildlife habitats and corridors, in the Woodland Hills, Encino and Tarzana Hillside Areas (the "Woodland Hills, Encino and Tarzana Hillside Areas" or the "Areas").

Unlike most public agencies, the MRCA does not receive permanent funding from local, state or federal sources. For the past 12 years, the Woodland Hills, Encino and Tarzana Hillside Areas have thrived under the protection and maintenance afforded by locally controlled funding measures. These measures, approved by our community, have enabled the MRCA to both expand and maintain the beauty and safety of our parklands, open spaces, and wildlife corridors. This vital source of funding is in jeopardy. The special tax approved in 2012 has expired, and the 2016 parcel tax is set to expire in a few years. Without renewal, the MRCA will face a significant funding shortfall. Additionally, inflation and increasing labor costs further worsen the financial strain, resulting in reduced services for maintaining wildlife habitats, open space, parklands, fire safety measures, and ranger patrols. No new local wildlife habitat can be acquired.

The proposed measure would increase the funding available to save local habitat and wildlife corridors before they are lost to development. Renewed funding will ensure that the MRCA would be able to continue and improve its local services including open space brush clearing efforts and fire prevention strategies, and the added presence of park rangers for safety and crime prevention.

The Santa Monica Mountains are home to many different plants and animals. As more and more land is lost to development, it is critical that the few remaining wildlife habitats between the 405 Freeway and Griffith Park are permanently protected. These wildlife habitats are necessary to ensure native wildlife such as mountain lions, deer, bobcats and grey foxes can survive in these Areas. The MRCA is the only public agency that actively acquires and maintains open space and conservation easements for wildlife habitats and corridors in these Areas.

EXHIBIT A

These funds are necessary to continue providing local fire protection and prevention services including brush clearance throughout the community and along Mulholland Drive; to remove illegal encampments; to preserve, improve and maintain open space, parkland, and wildlife habitat corridors, to save the remaining local springs and creeks; and to provide park ranger safety and security patrols and services. Therefore, the MRCA is proposing a voter-approved local special tax within a community facilities district located in a designated portion of the Woodland Hills, Encino and Tarzana Hillside Areas located west of Interstate 405, as shown on the map accompanying this proposition (the "Woodland Hills, Encino and Tarzana Hillside Areas").

The summary of the proposed ballot proposition is:

To preserve local habitat and wildlife corridors before they are lost to development, increase local fire prevention/protection services including clearing dry brush; maintain local open space and water quality; enhance park ranger patrols for safety, wildfire/crime prevention; shall the Mountains Recreation and Conservation Authority measure renewing and establishing a \$38 special tax for fifteen years only be adopted, providing \$614,000 annually with citizen oversight and all money spent in the hillside communities of Woodland Hills, Encino, and Tarzana?

Developed parcels subject to the special tax are those parcels that appear on the annual secured Los Angeles County property tax rolls, and that have been improved for residential, commercial or other purposes. Unimproved parcels within the Woodland Hills, Encino, and Tarzana Areas shall be exempt from the special tax.

Also, developed parcels owned and occupied by a person or persons whose combined family income is at or below 50% of the median family income for the Los Angeles Long Beach Glendale, CA United States Department of Housing and Urban Development Metro Fair Market Rents Area shall be exempt from the special tax. Property owners seeking a low income exemption must submit an application and provide the required verification documentation by June 1 prior to the tax year. The Board shall establish administrative procedures for the administration of this exemption.

If approved by the voters, the special tax will be used for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned, managed or maintained by the MRCA within the Woodland Hills, Encino, and Tarzana Areas; for financing the acquisition of additional lands and protection of such lands from development in the Woodland Hills, Encino, and Tarzana Areas; for park ranger patrols and services; and for the reduction of the risk of wildfires including fire protection, prevention and suppression and brush clearing ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction

EXHIBIT A

of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of prudent financial reserves.

The special tax revenues shall be deposited into a separate account for exclusive use by the Mountains Recreation and Conservation Authority, in accordance with Government Code Section 50075.1, and shall be expended by the MRCA according to a plan developed annually by the MRCA's staff and approved and adopted by the MRCA's Board of Directors. A citizens' oversight committee appointed by the Board will review and report annually on the expenditure of the special tax revenues.

The MRCA will submit an annual report to its Board of Directors, which includes the amount of special tax revenues collected and expended, and fully complies with the accountability measures established in Government Code Sections 50075 et seq.

EXHIBIT A

**MAP OF THE WOODLAND HILLS, ENCINO AND TARZANA HILLSIDE AREAS
PROPOSED FOR THE SPECIAL TAX**

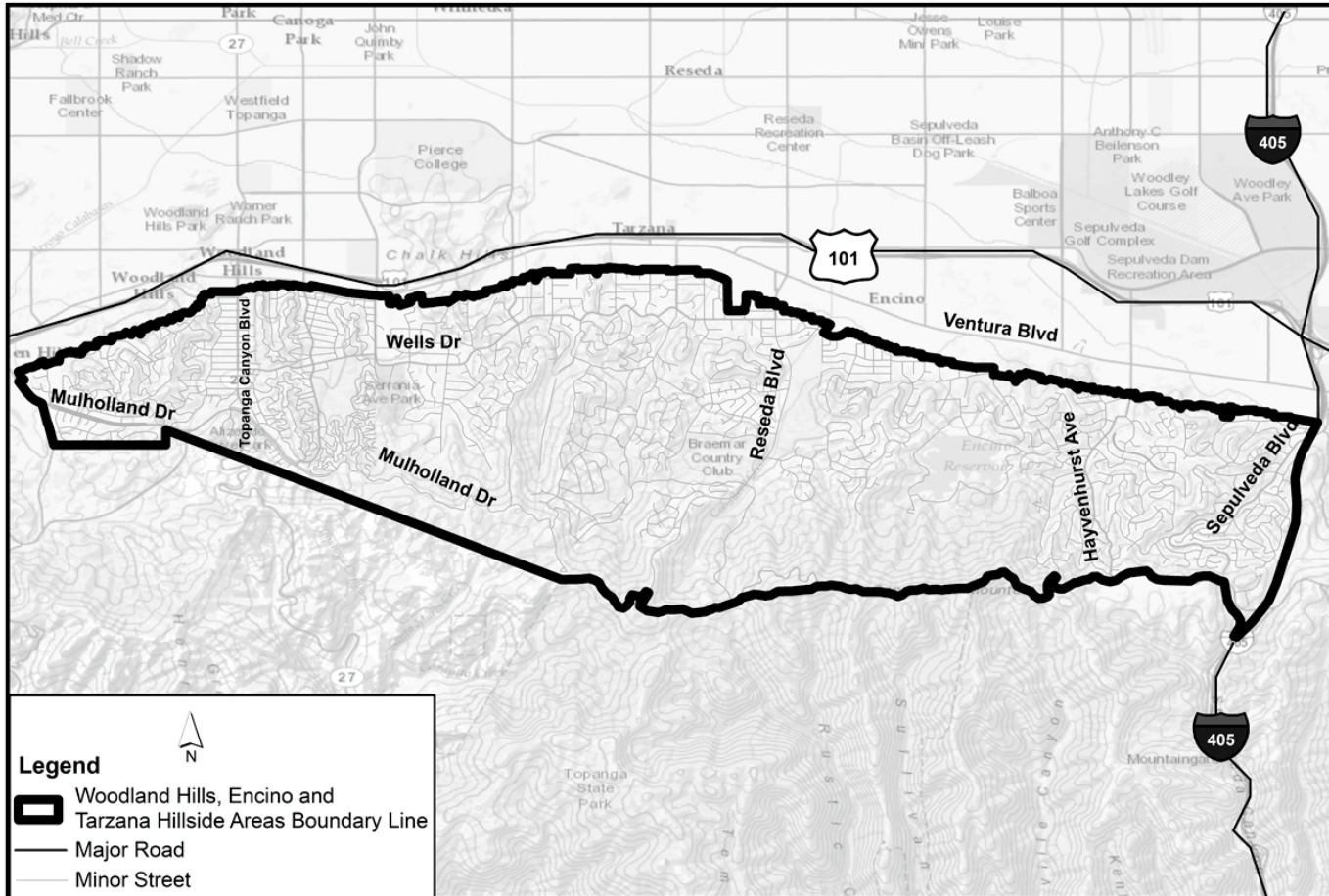


EXHIBIT A

EXHIBIT B

ABBREVIATED TEXT OF THE BALLOT PROPOSITION

The question submitted to the voters shall read substantially as follows:

To preserve local habitat and wildlife corridors before they are lost to development, increase local fire prevention/protection services including clearing dry brush; maintain local open space and water quality; enhance park ranger patrols for safety, wildfire/crime prevention; shall the Mountains Recreation and Conservation Authority measure renewing and establishing a \$38 special tax for fifteen years only be adopted, providing \$614,000 annually with citizen oversight and all money spent in the hillside communities of Woodland Hills, Encino, and Tarzana?