



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



July 22, 2024

Edward Yen, Executive Officer
Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 383
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

89 October 8, 2024

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

Dear Mr. Yen,

The Governing Board of the Puente Hills Habitat Preservation Authority ("Authority") recently adopted resolutions ordering special tax elections to occur on November 5, 2024. Enclosed please find the following documents related to each special tax election.

- 1) Adopt Resolution No. 2024-07 Forming the CFD and to levy special taxes therein; and
- 2) Adopt Resolution No. 2024-08 Calling a special tax election and submitting to the qualified electors the question of levying a special tax within the CFD; and
- 3) Adopt Resolution No. 2024-09 Requesting consolidation of CFD Election with Statewide General Election.

Should you have any questions or need any further information regarding these special tax elections, please contact me at (562) 945-9003 or by email at mbarajas@habitatauthority.org.

Sincerely,

Marlyn Barajas

Marlyn Barajas
Board Secretary

**Puente Hills Habitat Preservation Authority
Resolution No. 2024-07**

**RESOLUTION TO FORM A COMMUNITY FACILITIES DISTRICT AND TO
LEVY SPECIAL TAXES THEREIN**

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

WHEREAS, the Puente Hills Habitat Preservation Authority (“Authority”) manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon, and

WHEREAS, the Authority’s mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, to provide outdoor recreation for the community, and also to prevent and respond to wildfires and other emergencies in the area; and

WHEREAS, the Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats; and

WHEREAS, the Authority also works to assist with wildfire preparedness and emergency response with rangers and park staff they currently contract with to provide patrol services; and

WHEREAS, these rangers and park staff also help to keep Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and extra patrol during high fire threat season; and

WHEREAS, the Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services, and

WHEREAS, the Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase, and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services, and

WHEREAS, without an additional stable funding source, the Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for individuals and families; and

WHEREAS, on June 12, 2024, the Board of Directors ("Board") of the Authority, County of Los Angeles, State of California, adopted Resolution No. 2024-04 entitled "Resolution of the Board of Directors of the Puente Hills Habitat Preservation Authority Declaring Intention to Establish a Community Facilities District (the "Resolution of Intention") with respect to Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (the "CFD") of the Authority pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention incorporates a map of the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, states the services to be provided, the cost of providing such services, and the rate and method of apportionment of the special tax to be levied within the CFD, and is on file with the Board Secretary and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the services to be provided by the CFD as stated in the Resolution of Intention are set forth in Exhibit B attached hereto and hereby made a part hereof (the "Services"); and

WHEREAS, a notice of a public hearing relating to the establishment of the CFD, the extent of the CFD, the funding of certain types of services, and all other related matters have been given, and a report containing a brief description of the public facilities and services by type that will in the Executive Director's opinion be required to adequately meet the needs of the CFD and the officer's estimate of the cost of providing those public services ("CFD Public Hearing Report"), as ordered by this Board, has been presented to this Board and has been made a part of the record of the hearing to establish such CFD, all pursuant to the Act and the Resolution of Intention relating to the proposed formation of the CFD; and

WHEREAS, at the hearing, all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, the extent of the CFD, the services to be provided therein, and the levy of said special tax were heard and a full and fair hearing was held; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services, the extent of the CFD and the rate and method of apportionment of the special taxes have not been filed with the Board Secretary by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special tax; and

WHEREAS, the special tax proposed to be levied in the CFD to pay for the proposed services to be provided therein has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special tax.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY HEREBY FINDS, DECLARES, AND RESOLVES AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and incorporated herein by this

reference.

Section 2. The CFD Public Hearing Report is hereby approved.

Section 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.

Section 4. The type of services proposed to be funded by the CFD and pursuant to the Act shall consist of those items listed as Services and shown Exhibit A hereto and by this reference incorporated herein.

Section 5. The Executive Director of the Authority, located at 7333 Greenleaf Avenue, Whittier, California 90602, telephone number 562-945-9003, or an administrator appointed for the CFD, will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and who will be responsible for estimating future special tax levies pursuant to the Act.

Section 6. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs of the Services, including administrative and incidental expenses, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD perpetually until ended by the voters, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The proposed 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 by this reference.

Section 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 Authority ceases.

Section 8. The boundaries of the CFD are as set forth in the maps heretofore recorded on June 17, 2024, as Document No. 20240393968, and filed in Book 196 of Maps of Assessment and Community Facilities District at Page 80 in the office of the County Recorder for the County of Los Angeles, State of California.

Section 9. All prior proceedings taken by this Board in connection with the establishment of the CFD and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

Section 10. The community facilities district designated "Community Facilities District No. 2024-01 (Puente Hills Preserve Protection)" of the Authority is hereby established pursuant to the Act.

Section 11. Pursuant to the provisions of the Act, the proposition of the levy of the special tax specified above shall be submitted to the qualified electors of the CFD at an election, the time, place, and conditions of which election shall be as specified by a separate resolution of the Board.

Section 12. If the election is to be held less than 125 days following the adoption of the resolution of formation, the concurrence of the election official conducting the election shall be required as provided by the Act.

Section 13. This Resolution shall take effect immediately upon its adoption.

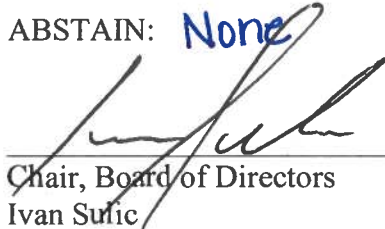
APPROVED AND ADOPTED at a meeting held on the 18th day of July 2024.

AYES: Ferrante, Yip, Pacheco, Sulic

NOES: None


ABSENT: None

ABSTAIN: None



Chair, Board of Directors
Ivan Sulic


ATTEST:



Secretary to the Board of Directors
Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.



Marlyn Barajas
Secretary of the Board of Directors
Puente Hills Habitat Preservation Authority

EXHIBIT A

MAP OF PROPOSED BOUNDARIES

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

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.

FILED AT RECORDER'S OFFICE
CITY CLERK
DATE
BOOK
PAGE
COUNTY OF LOS ANGELES, CALIFORNIA
BY
S.A. Fee Class 21 4.5

SECRETARY'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE BOARD SECRETARY OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS 13 DAY OF March, 2024.

M. Bailey
BOARD SECRETARY

CLERK'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITH-IN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1, PUENTE HILLS HABITAT PRESERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY AT A MEETING THEREOF HELD ON THE 13 DAY OF March, 2024, BY ITS RESOLUTION NO. 2024-04

M. Bailey
BOARD SECRETARY

RECORDER'S CERTIFICATE

FILED THIS 13 DAY OF March, 2024 AT THE HOUR OF 07:00 P.M. IN BOOK 194 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 302 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER, COUNTY OF LOS ANGELES

Legend

- Community Facilities District 2024-1 Proposed Boundary
- Major Roads
- Roads

SO Consulting Group
4745 Hollywood Blvd.
Pasadena, CA 91034
(714) 691-0300

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2024-1 OF THE
PUENTE HILLS HABITAT PRESERVATION AUTHORITY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

Sheet 1 of 1 (PUENTE HILLS PRESERVE PROTECTION)

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.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 applicable to the land in the Community Facilities District No. 2024-01 (the “CFD”) of the Puente Hills Habitat Preservation Authority (the “Authority”) shall be levied and collected according to the tax liability determined by the Authority through the application of the appropriate amount or rate described herein.

A. DEFINITIONS

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“**Administrative Expenses**” means the actual or estimated costs incurred by the Authority to determine, levy, and collect the Special Taxes, including the proportionate amount of the salaries and benefits of Authority employees whose duties are directly related to administration of the CFD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs as determined by the Authority.

“**Assessor’s Parcel**” or “**Parcel**” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned assessor’s parcel number.

“**Authority**” the Puente Hills Habitat Preservation Authority.

“**Base Year**” means the Fiscal Year ending June 30, 2026.

“**Board**” means the Board of Directors of the Puente Hills Habitat Preservation Authority.

“**Building Square Feet**” or “**BSQFT**” means all the square footage within the perimeter of a residential structure or a commercial structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Building Square Feet shall be made by reference to the Assessor’s Lien Roll Data. If the Assessor’s Lien Roll Data does indicate Building Square Feet, building permit(s) issued for such structure, or other records shall be used, as determined by the CFD Administrator.

“**CFD**” or “**CFD No. 2024-01**” means the Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection).

“CFD Administrator” means an official of the Authority, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

“County” means the County of Los Angeles, California.

“Developed Property” means real property with improvements for residential, commercial, or other purposes which is assigned improved value by the County Assessor as of July 1 of the current Fiscal Year.

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

“Land Use Classification” means any of the classes listed in section B(1).

“Maximum Special Tax” means the greatest amount of Special Tax, determined in accordance with Sections B and C below that can be levied in the CFD in any Fiscal Year on any Assessor’s Parcel.

“Public Property” means any property within the boundaries of the CFD that is either (i) owned by the federal government, the State of California, the County, another public agency, or a private nonprofit organization that owns and is responsible for conservation of open space areas or (ii) encumbered by an easement owned by any such public agency or private organization which easement makes the development of such property impractical. Notwithstanding the foregoing, a leasehold or other possessory interest in any such property which is subject to taxation pursuant to Section 53340.1 of the Act shall not constitute “Public Property.”

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Services” means the services authorized to be funded by the CFD as described in the Resolution of Intention for the CFD.

“Special Tax” means the Special Tax to be levied, in each Fiscal Year, on Taxable Property, pursuant to Sections B through G below.

“Special Tax Requirement” means the amount required in any Fiscal Year for the CFD to 1) provided the Services; 2) pay for reasonable Administrative Expenses; 3) pay any amounts required to establish or replenish any reserve funds; and 4) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

“State” means the State of California.

“Taxable Property” means all Parcels within the boundaries of the CFD that are not Tax-Exempt Property.

“Tax-Exempt Property” means any Parcel within the CFD which is not Developed Property or Undeveloped Property and includes Public Property and Welfare Exempt Property.

“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.

“Welfare Exempt Property” means, in any Fiscal Year, all Parcels within the boundaries of the CFD that (a) have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code indicated in the Assessor’s Data finalized as of January 1 of the previous Fiscal Year, and (b) are exempt from the Special Tax pursuant to Section 53340(c) of the Act.

B. PROPERTY CATEGORIES AND MAXIMUM SPECIAL TAX RATES

- 1. Classification of Parcels.** Each Fiscal Year, using the Definitions above and the Parcel records of the County Assessor’s Secured Tax Roll of July 1, the Authority shall cause each Parcel of land in the CFD to be classified as Taxable Property and Tax-Exempt Property. Taxable Property shall be further classified as Developed Property or Undeveloped Property.
- 2. Assignment of Maximum Special Tax.** Each Fiscal Year, the Base Year Maximum Tax shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax for the upcoming Fiscal Year for each Land Use Classification.

Land Use Classification	Base Year Maximum Tax
Developed Property	\$0.0100 per Building Square Foot
Undeveloped Property	\$0.0000
Tax-Exempt Property	Exempt

- 3. Conversion of a Tax-Exempt Property to a Taxable Property.** If a Tax-Exempt Property is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning Fiscal Year 2026-27 and each Fiscal Year thereafter, the Maximum Special Tax shall be adjusted by three (3) percent for inflation.

D. DETERMINATION OF THE ANNUAL SPECIAL TAX

Commencing with Fiscal Year 2025-26, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Taxable Property at one hundred percent of the applicable Maximum Special Tax to fund the Special Tax Requirement.

Subject to the preceding, the amount of Annual Special Tax levied upon any Taxable Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

The Board shall not levy a Special Tax on a Tax-Exempt Property.

E. PREPAYMENT OF THE SPECIAL TAX

Prepayment of the Special Tax is not authorized.

F. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties, interest, and lien priorities in the case of delinquency as is provided for ad valorem taxes. The Authority shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. However, the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the Authority or as otherwise determined appropriate by the CFD Administrator.

G. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax perpetually until ended by voters. If the Special Tax ceases to be levied, the Authority or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

H. CITIZEN'S OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall only be used as described in the Description of Services to be Funded by the CFD. The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the Authority. No later than October 31 of the following Fiscal Year for which the Special Tax is in effect, the Authority 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, 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.

I. 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 Director or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Director 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 overcharges shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made. 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.

Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, or application of the method of apportionment, or classification of properties or any definition applicable to the CFD.

Puente Hills Habitat Preservation Authority
Resolution No. 2024-08

RESOLUTION CALLING A SPECIAL TAX ELECTION AND SUBMITTING
TO THE QUALIFIED ELECTORS THE QUESTION OF LEVYING A SPECIAL
TAX

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

WHEREAS, the Puente Hills Habitat Preservation Authority (“Authority”) manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon, and

WHEREAS, the Authority’s mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, to provide outdoor recreation for the community, and also to prevent and respond to wildfires and other emergencies in the area; and

WHEREAS, the Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats; and

WHEREAS, the Authority also works to assist with wildfire preparedness and emergency response including with rangers and park staff they currently contract with to provide patrol services; and

WHEREAS, these rangers and park staff also help to keep Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and providing extra patrol during high fire threat season; and

WHEREAS, the Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services, and

WHEREAS, the Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase, and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services, and

WHEREAS, without an additional stable funding source, the Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for

individuals and families; and

WHEREAS, on June 12, 2024, the Board of Directors ("Board") of the Authority, County of Los Angeles, State of California, adopted Resolution No. 2024-04 entitled "Resolution of the Board of the Puente Hills Habitat Preservation Authority Declaring Intention to Establish a Community Facilities District" (the "Resolution of Intention") with respect to Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (the "CFD") of the Authority pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, on this date, the Board of Directors of the Puente Hills Habitat Preservation Authority adopted Resolution No. 2024-07 entitled "Resolution to Form a Community Facilities District and to Levy Special Taxes Therein" (the "Resolution of Formation"); and

WHEREAS, pursuant to the provisions of the Resolution of Formation, a proposition to authorize the levy of special taxes within the CFD is to be submitted to the Qualified Electors of the CFD as required by the Mello-Roos Community Facilities Act of 1982, as amended (the "Act").

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY HEREBY FINDS, DECLARES, AND RESOLVES AS FOLLOWS:

Section 1. Pursuant to Sections 53325.7 and 53326 of the Act, the issues of the levy of said special tax and the establishment of said appropriations limit shall be submitted to the qualified electors of the CFD at an election called therefore as provided below.

Section 2. As authorized by Section 53353.5 of the Act, the two propositions described in paragraph 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit "A" as the abbreviated statement to appear on the ballot and be submitted to the voters, and by this reference incorporated herein.

Section 3. The Board has heretofore found that more than twelve persons have been registered to vote within the territory of the CFD for the ninety days preceding the close of the public hearing heretofore held by the Board for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, the Board finds that for purposes of these proceedings the qualified electors are the registered voters within the CFD and that the vote shall be by said registered voters, each having one vote.

Section 4. The Board hereby calls a special election to consider the measure described in Section 2 above, which election shall be held on November 5, 2024, and shall be consolidated with the Statewide general election to occur on such date. The Registrar of Voters of the County of Los Angeles is hereby designated as the official to conduct said election.

Section 5. Pursuant to section 53326 of the Act, and within three business days of the

adoption of the Resolution of Formation, but in no event later than the date specified by the Election Official for receipt, the Board Secretary shall cause to be provided to the Election Official a certified copy of the Resolution of Formation, and this Resolution Calling Special Election, together with a certified copy of the map of the boundaries of the CFD, as filed in the Office of the Recorder of the County. The Board Secretary is hereby authorized and directed to enter into an agreement with the Election Official for the services of such official and to provide for the reimbursement by the Authority of the costs of the Election Official in conducting the election. The Board Secretary and all the members of the Board and officers of the Authority, and their designees, are hereby authorized and directed to execute and deliver any documents and to perform all acts necessary to place the measure on the ballot including making any revisions, correction or alterations to the language of the ballot measure to comply with requirements of law and Election Official and to ensure that the applicable requirements of the Elections Code are met, including without limitation the preparation and provision to the voters of all documents and instructions required by and specified in the Elections Code.

Section 6. This Board of Directors hereby directs the Executive Director to take all actions necessary under the Act and the Elections Code, to assist the Registrar of Voters in the conduct of the election.

Section 7. County Counsel for the County of Los Angeles is hereby requested to prepare an impartial analysis for the ballot measure showing the effect on existing law. The analysis shall precede the arguments for or against the measure and shall not exceed 500 words. To the extent County Counsel does not file an impartial analysis, counsel of the Authority may file such impartial analysis.

Section 8. That the deadline for filing arguments on the ballot measures with the election official shall be 5p.m. on August 16, 2024. That in accordance with the requirements of the California Elections Code, all written arguments for or against the foregoing measures: (1) shall not exceed three hundred (300) words in length; (2) shall be filed with the elections official; (3) shall be accompanied by the printed name(s) and signature(s) of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of the principal officers who is the author of the argument; and (4) shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in California Elections Code § 9600. All written arguments may be changed or withdrawn until and including the date fixed by the election official, being 5 p.m. on August 16, 2024, or such other date as may be determined by the County in accordance with the Elections Code, after which time no arguments for or against the foregoing measure may be submitted to the elections official except as provided above.

Section 9. That the deadline for filing of rebuttal arguments on the ballot measures with the elections official shall be at 5 p.m. on August 26, 2024, in accordance with the Elections Code. Rebuttals shall not exceed 250 words in length. The rebuttal arguments shall be accompanied by the Form of Statement to be Filed by Author(s) of Argument as provided for in California Elections Code § 9600. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

Section 10. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding county elections.

Section 11. Pursuant to the Local Agency Special Tax and Bond Accountability Act, Sections 50075.1 et. seq. and Sections 53410 et. seq. of the California Government Code, (a) the ballot measure referred to in Sections 2 and 4 above contains a statement indicating the specific purposes of the special tax, the proceeds of the special tax will be applied only to the purposes specified in the ballot measure, there shall be created by the Authority an account into which proceeds of the special tax levies will be deposited, and the Executive Director is hereby directed to provide an annual report to this Board of Directors as required by Section 50075.3 of the California Government Code; and (b) the ballot measure contains a statement indicating the specific purposes of the special tax, the proceeds of the special tax will be applied only to the purposes specified in the ballot measure, there shall be created by the Authority an account into which the proceeds of the special tax will be deposited, and the Executive Director is hereby directed to provide an annual report to this Board of Directors as required by Section 53411 of the California Government Code.

Section 12. The Registrar of Voters/County Clerk is hereby requested to print the attached full measure text of Exhibit B hereto in the voter pamphlet. The Board hereby adopts each of the findings set forth in Exhibit B hereto. In addition, the full text will be available at the following web site address: <https://www.habitatauthority.org/about-us/funding-options/>.

Section 13. The Executive Director is hereby directed to cause to be published in a newspaper of general circulation circulating within the CFD a copy of this Resolution as soon as practicable after the date of adoption of this Resolution.

Section 14. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED at a meeting held on the 18th day of July 2024.

AYES: Ferrante, Yip, Pacheco, Sulic

NOES: None

ABSENT: None

ABSTAIN: None



Chair, Board of Directors
Ivan Sulic

ATTEST:


Secretary to the Board of Directors
Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.



Marlyn Barajas
Secretary of the Board of Directors
Puente Hills Habitat Preservation Authority

EXHIBIT A

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

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure. To prevent Puente Hills Preserve wildfires/emergencies; clear brush from first responder emergency access roads; protect natural wildlife habitats; prevent homeless encampments; clean up illegal dumping; other open space purposes, shall	YES
Puente Hills Habitat Preservation Authority's annual levy be adopted of 1¢ per building square footage, annual adjustments limited to 3%, until ended by voters, annual revenue/appropriation limit of approximately \$1,150,000, requiring audits, citizen oversight, funds locally controlled?	NO

EXHIBIT B

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

The Puente Hills Habitat Preservation Authority (“the Habitat Authority”) manages approximately 3,886 acres of public open space in the Puente Hills Preserve, which includes Hacienda Hills, Turnbull Canyon, Sycamore Canyon, Hellman Park, Arroyo Pescadero and Powder Canyon. The Habitat Authority’s mission includes the restoration and management of the Puente Hills for preservation of native wildlife and plants, and to provide outdoor recreation for the community. Over the years, the Habitat Authority has created safe habitats for important wildlife, including birds protected by the federal Endangered Species Act and foxes, deer and bobcats.

The Habitat Authority also helps prevent and respond to wildfires and other emergencies in the area in coordination with rangers and park staff they currently contract with to provide patrol services. These rangers also help to keep Habitat Authority lands safe and clean and provide trail and vandalism repair, homeless encampment and debris removal services, prevent car break-ins and drug use on lands and the surrounding neighborhoods, in addition to assisting with fuel clearance from homes and emergency access routes and extra patrol during high fire threat season.

The Habitat Authority does not receive permanent ongoing funding to meet its needs from local or state agencies but has been funded through the years by an investment portfolio referred to as an endowment and several competitive one-time grants to protect critical services. Although the Habitat Authority has made many budgetary reductions in recent years to maintain a balanced budget, costs have continued to increase and the remaining program and service levels do not meet current ongoing needs, even as lengthening fire seasons and neighborhood safety concerns increase the need for services.

Without an additional stable funding source, the Habitat Authority will be forced to make additional cuts, which could include eliminating Ranger services and limiting access for individuals and families.

Therefore, in order to fund the maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Habitat Authority; reduce the risk of wildfire and improve local wildfire prevention; increase ranger safety patrols; and provide recreation program services, the Board of Directors of the Habitat Authority is proposing a local special tax within a community facilities district located in a designed portion of the Puente Hills, as shown on the map accompanying the full resolution of the measure.

The summary of this proposed ballot proposition is:

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure. To prevent Puente Hills Preserve wildfires/emergencies; clear brush from first responder emergency access roads; protect natural wildlife habitats; prevent homeless encampments; clean up illegal dumping; other open space purposes, shall Puente Hills Habitat Preservation Authority's annual levy be adopted of 1¢ per building square footage, annual adjustments limited to 3%, until ended by voters, annual revenue/appropriation limit of approximately \$1,150,000, requiring audits, citizens' oversight, funds locally controlled?

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

If approved by the voters, the special tax will be used for the purposes of the maintenance, servicing, protection, preservation of open space, natural or other lands and improvements owned or managed by the Habitat Authority; reduce the risk of wildfire and improve local wildfire prevention; increase ranger safety patrols; and provide recreation program services and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax.

The special tax revenues shall be deposited into a separate account for exclusive use by the Habitat Authority. The Habitat Authority shall prepare a report, for review and approval by the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded. In addition, a citizens advisory committee may report annually to the Board and the public regarding the expenditure of such funds to show that the Special Tax proceeds are spent for their authorized purposes.

The map and full text of the Puente Hills Preserve Protection measure, definitions and services are available at the following website address: <https://www.habitatauthority.org/about-us/funding-options/>

**Puente Hills Habitat Preservation Authority
Resolution No. 2024-09**

RESOLUTION REQUESTING CONSOLIDATION OF AUTHORITY
ELECTION WITH STATEWIDE GENERAL ELECTION

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

WHEREAS, on this date, the Board of Directors (“Board”) of the Puente Hills Habitat Preservation Authority (“Authority”) adopted Resolution No. 2024-08 entitled “Resolution Calling for a Special Tax Election and Submitting to the Qualified Electors the Question of Levying a Special Tax“ (the “Resolution Calling Election”) calling for a special tax election within the Puente Hills Habitat Preservation Authority Community Facilities District No. 2024-01 (Puente Hills Preserve Protection) (“CFD”), as more fully described therein; and

WHEREAS, the Resolution Calling Election specified that the election within the CFD is to occur on November 5, 2024, and is to be consolidated with the Statewide general election to occur on that date; and

WHEREAS, the Board now desires to request that the Registrar of Voters of the County of Los Angeles (the “Registrar of Voters”) conduct the election to occur in the CFD and that such Authority election be so consolidated with the Statewide general election to occur on November 5, 2024.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE PUENTE HILLS HABITAT PRESERVATION AUTHORITY HEREBY FINDS, DECLARES, AND RESOLVES AS FOLLOWS:

Section 1. Pursuant to Section 10400 of the California Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to order the consolidation of the election called pursuant to the Resolution Calling Election with the general Statewide election to occur on November 5, 2024, and to thereby submit to the qualified electors of the CFD the following ballot proposition which is attached hereto as Exhibit “A” as the abbreviated statement to appear on the ballot and be submitted to the voters, and by this reference incorporated herein.

Section 2. The Board of Supervisors of the County of Los Angeles is hereby authorized to canvass the returns of the election for the CFD, pursuant to Section 10411 of the California Elections Code.

Section 3. Pursuant to Section 10002 of the California Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to permit the Registrar of Voters to render all services specified in Section 10418 of the California Elections Code relating to the CFD election, for which services the Authority hereby agrees to reimburse the County of Los Angeles. The Board of Supervisors of the County of Los Angeles is hereby further requested to direct the County Counsel to prepare an impartial analysis of the ballot proposition, pursuant to the California Elections Code.

Section 4. The Executive Director shall, within three business days of the adoption of this Resolution, deliver a certified copy of this Resolution to the Board of Supervisors of the County of Los Angeles and to the Registrar of Voters/ County Clerk.

Section 5. This Resolution shall take effect immediately upon its adoption.

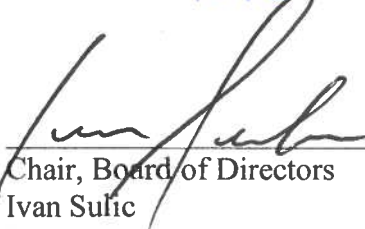
APPROVED AND ADOPTED at a meeting held on the 18th day of July 2024.

AYES: Ferrante, Yip, Pacheco, Sulic

NOES: None

ABSENT: None

ABSTAIN: None



Chair, Board of Directors
Ivan Sulic


ATTEST:



Secretary to the Board of Directors
Marlyn Barajas

CERTIFICATION

I, Marlyn Barajas, Secretary of the Board of Directors of the Puente Hills Habitat Preservation Authority, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Authority Board of Directors at a meeting thereof held on the 18th day of July 2024; with a copy of such Resolution being on file in the Administrative Office of the Authority.



Marlyn Barajas
Secretary of the Board of Directors
Puente Hills Habitat Preservation Authority

EXHIBIT A

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

Puente Hills Preserve (Turnbull Canyon, Hacienda Hills, Sycamore Canyon, Hellman Park, Arroyo Pescadero, Powder Canyon) Protection Measure. To prevent Puente Hills Preserve wildfires/emergencies; clear brush from first responder emergency access roads; protect natural wildlife habitats; prevent homeless encampments; clean up illegal dumping; other open space purposes, shall Puente Hills Habitat Preservation Authority's annual levy be adopted of 1¢ per building square footage, annual adjustments limited to 3%, until ended by voters, annual revenue/appropriation limit of approximately \$1,150,000, requiring audits, citizen oversight, funds locally controlled?	YES
	NO