

**Minutes**  
**Regular Meeting**  
**Watershed Conservation Authority (WCA)**  
**Wednesday, March 30, 2022**

**1. CALL TO ORDER**

The meeting was called to order by Vice Chair Sandra Croxton at approximately 1:38pm

**2. ROLL CALL**

**MEMBERS PRESENT**

Chair Herlinda Chico (Arrived approximately 1:41pm)  
Vice Chair Sandra Croxton (For Supervisor Barger)  
Mr. Dan Arrighi  
Mr. Vincent Chang (For Supervisor Solis)  
Ms. Laura Muraída (For Supervisor Mitchell)  
Ms. Denise Diaz (Left approximately 2:30)  
Mr. Roberto Uranga  
Mr. Julian Juarez

**MEMBERS ABSENT**

No members were absent

**STAFF PRESENT**

Mark Stanley, Executive Officer  
Elizabeth St. John, Deputy Attorney General  
Nicole Law, Fiscal Manager  
Jeremy Munns, Project Manager  
Jonathan Perisho, Project Manager  
Cherrie Natividad, Fiscal Manager

**3. Vote pursuant to Gov. Code section 54953**

Elizabeth St. John explained that, pursuant to the Brown Act, in order to conduct the Board Meetings remotely and comply with all provisions for teleconferencing, the Board must make certain findings at the beginning of each meeting. St. John stated staff recommends that the Board finds that 1. it has reconsidered the circumstances of the state of emergency since the last meeting of the Board and 2. find that one or more of the following circumstances continue to exist: the state of emergency continues to directly impact the ability of the members to meet safely in person and/or that state or local officials continue to impose or recommend measures to promote social distancing.

**Board Member Arrighi motioned to approve this item. Board Member Diaz seconded. Approved. Roll call vote–Ayes = 6; Nays = 0; Abstentions =0.**

**4. PUBLIC COMMENT**

There were no public comments.

**Board Member Arrighi motioned to Close public comments. Chair Chico seconded. Public comments closed.**

**5. APPROVAL OF THE MINUTES**

There were no corrections noted by the Board. Minutes received and filed.

**6. CHAIR’S REPORT**

No report was given.

**EXECUTIVE OFFICER’S REPORTS**

**7. WATERSHED CONSERVATION AUTHORITY RESPONSE TO COVID-19**

Mark Stanley stated the Board has just taken action on the format of the next meeting, which is the only COVID-19 update. Stanley stated there have not been any changes in emergency orders and he does not anticipate any changes before the next May meeting.

**8. LIAISON AND ACTIVITES REPORT**

Mark Stanley provided a legislative update. Mr. Stanley stated it is the second half of a two-year session, and the majority of two-year bills have already been heard and moved to the governor’s desk. Stanley explained the legislature is going through bills for 2022, and many are still in their house of origin. Stanley referenced AB 2897 and SB 1122, which impact RMC (A WCA JPA). Mr. Stanley stated that AB 2897 was brought by Assemblyman Patrick O’Donnell to expand RMC into the South Bay, the Dominguez Channel Watershed and Catalina Islands. Mr. Stanley stated SB 1122 is a similar bill in the Senate that also adds the Coastline of South Bay. Mr. Stanley stated the O’Donnell bill has not received a committee hearing and SB 1122 (by Senator Allen) has received one committee hearing and is on its way to appropriations in the Senate (4/3/2022). Mr. Stanley stated the bill did not move to appropriations in the past, so this is an early test for the legislation.

Chair Chico clarified the two bills are different. Mr. Stanley affirmed yes. Chico asked if Mr. O’Donnell tried to get his bill passed two years prior (2020). Mr. Stanley stated yes, it was in the previous year’s session (2021). Chair Chico asked if it looked like SB 1122 would be able to move forward. Mr. Stanley stated it has gone through one committee, and this is an early test for the bill. Mr. Stanley explained if the bill moves out of the Senate, it will go to the Assembly, and most likely through the Natural Resources Committee. Mr. Stanley stated if the bill does not receive amendments in Assembly, it will go to the floor in both houses, and then to the Governor’s desk. Mr. Stanley stated the bill may receive amendments and go back to the Senate. Mr. Stanley stated SB 1122 is moving while AB 2897 waits for committee. Chair Chico added Senator Allen no longer has Catalina Islands in his district, and Senator Lena Gonzalez does. Chair Chico stated there may be additional advocacy that can come from Senator Gonzalez’s office. Mr. Stanley stated state district lines will not change until the end of session

(November 2022), so Senator Allen technically still has Catalina Islands in his district.

Jeremy Munns highlighted the San Gabriel River Center and Gardens Project. Mr. Munns stated the project is moving through the design phase, and the design team has been getting reports, findings, and evaluations prepared. Mr. Munns stated WCA has received conceptual designs. Munns stated WCA has provided feedback, and the design team has made changes. Mr. Munns stated there will be a stakeholder meeting in April 2022. Mr. Munns stated he hopes to see representatives from the first district, parks, Flood Control, RMC, and others to provide feedback. Mr. Munns stated they are in the construction document phase and plan to complete designs by summer of 2022.

Mr. Munns referenced the East Park Project which has been on hold due to design consultants dissolving as an entity. Mr. Munns stated WCA has been following Board action from January and engaging with individual members. Mr. Munns stated they have been discussing portions of the project that can be completed independently and hope to resume design by May 2022.

Mr. Munns highlighted the Walnut Creek project with San Dimas. Mr. Munns explained the city has a Prop A grant that they are looking to complete, and the last remaining portions include weeding, general property management, and signage installation of signs they already have prepared.

Jane Tsong discussed Foothills Open Space Planning Stakeholders Engagement. Ms. Tsong explained WCA has been working on a Foothills Open Space Acquisition Plan and received funding from the RMC very small grants program to package the plan easily presented to stakeholders. Ms. Tsong stated Items 12 and 26 reference this grant. Ms. Tsong explained the plan emphasizes the role of Foothill Lands and Ecosystems in the San Gabriel Valley.

Ms. Tsong provided an update on the Vasquez Acquisitions and Land Management Plan. Ms. Tsong stated WCA received a Measure A grant for the estimated purchase price of the property. Ms. Tsong stated WCA has completed survey work and a legal description was also recently completed; however, changes in seller intentions have caused extended negotiations. Ms. Tsong stated WCA will continue to negotiate for a favorable agreement and seek stakeholder engagement to see how recently acquired land can be used for the community.

Ms. Tsong referenced the LA River Environmental Flows Study Supplemental Analysis. Ms. Tsong stated Heal the Bay worked with the Lower LA River Stream Team to take data in the lower LA River and are currently incorporating the data into Heal the Bay's annual River Report Card. Ms. Tsong stated this would be the first time the Lower LA River would be included in this document. Ms. Tsong stated WCA is close to getting a flood control permit that would allow them to put digital temperature loggers in the river. Ms. Tsong stated Cooper Ecological Monitoring has completed the vegetation study which is the first vegetation study of the lower and upper LA River. Ms. Tsong stated Southern California Coastal Water Research Project presented a water quality analysis and preliminary framework to the Flow Study Technical Advisory Committee for restoration alternatives in light of changing flow levels.

Jonathan Perisho stated a wireframe and methods report has been substantially completed concerning extended web platforms for the GREEN Project. Mr. Perisho stated WCA will be presenting the Gateway Cities and Urban Rivers Plan to the Gateway Cities Council of Governments planning directors April 14, 2022, and the Board of Directors May 4, 2022, in tandem with public release.

Mr. Perisho stated the construction drawing package for Azusa Wilderness Park is at 100%, and WCA continues to seek funds to move to construction.

## 9. EXPENDITURE REPORT

Nicole Law referenced Exhibit A, the FY 20/21 budget with balances as of February 28, 2022, and Exhibit B, the statement of receipts and disbursements for the quarter ending December 2021 from the LA County auditor controller. Ms. Law highlighted the JPA contribution for the LA Flood Control District which is lower than the year-to-date budget projections. Ms. Law stated that it is expected reimbursement will be received by the third quarter of 2022. Ms. Law added the Grant Federal Funds are significantly above budget projections because of the receipt of the reimbursement for the San Gabriel Canyon Improvement and Crystal Lakes Recreation Projects. Ms. Law highlighted the equipment expenses and explained it is slightly higher than projections because WCA purchased equipment and supplies for teleworking. Ms. Law stated that it is expected the total general administrative expenditures will balance out through the end of the Fiscal Year.

## CONSENT CALENDAR

### 10. FUND BALANCE REPORT

### 11. CONSIDERATION OF A RESOLUTION TO UPDATE BILLABLE RATES FOR FISCAL YEAR 2021/2022.

### 12. CONSIDERATION OF A RESOLUTION TO ACCEPT A VERY SMALL GRANT FROM RIVERS AND MOUNTAINS CONSERVANCY FOR FOOTHILLS OPEN SPACE PLANNING STAKEHOLDER ENGAGEMENT (RMC21014).

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

## REGULAR CALENDAR

### 13. CONSIDERATION OF A RESOLUTION TO APPROVE AN UPDATE TO THE EMPLOYEE HANDBOOK.

Nicole Law stated the WCA employee handbook is reviewed and updated as needed, annually and periodically. Ms. Law explained there are two recommended updates to the handbook. Ms. Law stated the first update will be to Section 6.4: COVID-19 Infectious Disease Control Policy. The revisions are in alignment with the LA County Department of Public Health guidelines as of March 6, 2022. Ms. Law stated the second update will be to Section 6.8: Telework Policy. Ms. Law explained the updates will make all WCA employees eligible for the telework program, and the agreement is developed to detail the policies, protocols, and requirements. Ms. Law added these updates will have no fiscal impact.

**Board Member Arrighi motioned to approve this item. Chair Chico seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

### 14. CONSIDERATION OF A RESOLUTION TO (1) RATIFY GRANT APPLICATION AND (2) ACCEPT FUNDING FROM THE RIVERS AND MOUNTAINS CONSERVANCY FOR PARQUE DOS RIOS IMPROVEMENTS, AND (3) APPROVE AWARD OF CONTRACT TO THE CONSERVATION CORPS OF LONG BEACH IN AN AMOUNT NOT TO EXCEED NINETY-THREE THOUSAND DOLLARS.

Jonathan Perisho stated that just after completion of construction, there have already been substantial impacts to site elements. Mr. Perisho stated WCA has submitted a request for funding to address these

impacts to the RMC. Mr. Perisho stated RMC approved this funding March 16, 2022. Mr. Perisho stated the funding includes investments to target hardening, landscape, and interpretation elements that have demonstrated substantial resistance. Mr. Perisho added this includes defining scope, cost of compliance measures for subservice waste identified on the site, and development of opportunities on the site. Mr. Perisho explained these opportunities include considerations of concepts improving 7 acres of Upland habitat, potential for wetland habitat, more substantial water capture, and feasibility studies. Mr. Perisho stated WCA would take the lead on project management, coordinating an official park opening, researching and developing materials, restoration water measurement, developing and ordering interpretation materials, ecological enhancements pending approvals, and coordination with LA County Public Works Flood Control District for a value of work up to \$74,000. Mr. Perisho stated the Conservation Corps of Long Beach (CCLB) would lead on site cleanup and hardening, including demolition and repair of facilities, replacing and improving gates, and installation of materials together with presence on site purposefully under contract for the WCA led River Ranger Demonstration Service in tandem with improvements to observe and report on site conditions and continued resilience of site elements for a value of work up to \$93,000. Mr. Perisho stated the CCLB was awarded a construction contract on July 23, 2019, for initial implementation. Mr. Perisho stated CCLB currently has decorative gates stored and well positioned to reissue scope of materials on the project site and improve installations, including limited scope and technical labor as necessary. Mr. Perisho added there are significant opportunities for work force development on site.

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**15. CONSIDERATION OF A RESOLUTION TO (1) RATIFY AMENDMENT FOR A POST AUDIT FOR CRYSTAL LAKE RECREATION AREA PROJECT AND (2) APPROVE AMENDMENT TO AGREEMENT WITH THE SOLIS GROUP FOR MONITORING AND REPORTING ON LABOR COMPLIANCE.**

Jonathan Perisho stated the implementation of a Labor Compliance Program (LCP) requires the utilization of trained personnel to monitor and enforce prevailing wage requirements. Mr. Perisho added the State of California Department of Industrial Relations (DIR) requires the Labor Compliance Officer (LCO) to have the training and expertise needed to operate an effective program including an awareness of and the capacity to carry out all regulatory responsibilities specified in Title 8, California Code of Regulations, sections 16421 through 16439 in addition to meeting the other criteria of the DIR for approval. Mr. Perisho stated a post audit and as-needed service is necessary for due diligence on the Crystal Lake Recreation Area project, and additional labor compliance services are necessary on an as needed basis at River Park at Avocado Heights/La Puente to complete work. Mr. Perisho referenced the Costs to date and estimated projections chart presented in Item 15 of the Board Packet. Mr. Perisho stated implementation of the Labor Compliance Plan is funded on a project-by-project basis and is part of project budgets.

**Board Member Arrighi motioned to approve this item. Board Member Diaz seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**16. CONSIDERATION OF A RESOLUTION TO NEGOTIATE AND ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGER SERVICES.**

Jonathan Perisho stated service contracts for construction manager and general contractor for the River Park and Crystal Lake projects have ended or are in the process of being ended. Mr. Perisho stated both projects present incomplete and partially complete tasks requiring ongoing construction to realize a complete project scope for opening and making amenities available to the public. Mr. Perisho added

construction management services will be instrumental in the completion of this work. Mr. Perisho stated the services required include working with and supporting WCA staff in inventory of work to complete, identifying need for specification amendments as necessary, sourcing services to complete remaining work, ensuring consultant scope compliance with project permits and approvals, regulatory compliance and obligations, meeting and coordinating with service providers and contractors, documenting and confirming quality of work completed, and working with WCA staff on management of project budget and invoices. Mr. Perisho explained the recommended approval of a not-to-exceed amount of \$48,000 would be funded through a remaining balance of Prop 68 grant funds from the RMC for construction management services for River Park and through an impending operational budget for WCA to complete Crystal Lake recreation construction. Mr. Perisho stated WCA staff may come back to the Board with additional amendment requests depending on labor availability.

**Board Member Arrighi motioned to approve this item. Chair Chico seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

**17. CONSIDERATION OF A RESOLUTION TO NEGOTIATE AND ENTER INTO A CONTRACT FOR STORM WATER POLLUTION PREVENTION PLAN MONITORING AND REPORTING SERVICES.**

Jonathan Perisho stated staff recommends the Board authorize the Executive Officer or designee to negotiate and enter into contract for Storm Water Pollution and Prevention Plan (SWPPP) monitoring and reporting services to ensure construction permit compliance with the State Water Resources Control Board on River Park and Parque dos Rios in an amount not to exceed \$10,000. Mr. Perisho stated SWPPP documents are required for construction projects that impact one or more acres of soil, and guide protocols for responsible management of stormwater on site. Mr. Perisho explained the documents were created and approved for both River Park and Parque dos Rios respectively, and the contractor Fast-Track Construction Corporation (FTC) assumed responsibility for ensuring compliance with the plans. Mr. Perisho stated monitoring and reporting are essential components of meeting SWPPP conditions, maintaining permits, and ensuring good practice and due diligence; however, monitoring and reporting through work performed has not been consistent, and services are necessary both to resolve status to date and to continue project work. Mr. Perisho stated estimates have been requested for providing SWPPP monitoring and services from qualified SWPPP developers, including post auditing as necessary and on-going service to completion. Mr. Perisho added total value of work is anticipated to be substantially less than the requested maximum of \$10,000.

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

**18. CONSIDERATION OF RESOLUTION TO NEGOTIATE AND ENTER INTO CONTRACTS FOR WORK DESCOPED FROM THE CONTRACTOR FAST-TRACK CONSTRUCTION CORPORATION FOR THE CRYSTAL LAKE PROJECT WITHIN THE ANGELES NATIONAL FOREST CRYSTAL LAKE RECREATION AREA.**

Jonathan Perisho explained staff recommends the Board authorize the Executive Officer and/or designee to negotiate and enter into contracts to complete scope of work to be descoped from Fast Track Construction Corporation within the Angeles National Forest Crystal Lake Recreation Area in an amount not to exceed \$20,000. Mr. Perisho stated improvements at the Crystal Lake

Recreation Area in the Angeles National Forest are significant for a growing and diverse user group. Mr. Perisho explained under a Master Participating Agreement (MPA) with the United States Forest Service, the WCA has facilitated completion of design development (Exhibit A Construction Drawings) and substantially completed implementation; however, additional work is necessary to complete project scope, including removal of debris, installation of remaining site furnishings, and repairs. Mr. Perisho stated funding for construction services will utilize the balances of the budget set aside for the former contractor currently under retention by the WCA for an amount not to exceed \$20,000.

**Board Member Diaz motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**19. CONSIDERATION OF RESOLUTION TO RATIFY, NEGOTIATE, AND ENTER INTO CONTRACTS FOR WORK DESCOPED FROM THE CONTRACTOR FAST-TRACK CONSTRUCTION CORPORATION FOR THE RIVER PARK PROJECT IN LA PUENTE/AVOCADO HEIGHTS.**

Jonathan Perisho explained work at La Puente/ Avocado Heights has been descoped from the contractor Fast-Track Construction Corporation through change orders and demonstrated failures to meet terms of contract. Mr. Perisho stated a Stop Work Order and Notice of Intent to Terminate have been issued March 22, 2022. Mr. Perisho stated that to meet obligations for safety and for efficient expenditures of funds to complete work under grants awarded the WCA has accepted responsibility for orders made over the period of work and has immediate need for additional services. Mr. Perisho explained contracts ratified and awarded would be for elements completed or partially completed to mitigate loss of work and for safety measures specifically concerning construction and site management at River Park, for a total amount not-to-exceed \$149,853.14. Mr. Perisho stated orders for signage materials accepted under this item are included as Exhibits A, B, and C. Mr. Perisho added this action would approve security fencing for the open construction site. Mr. Perisho stated the scope would be funded through task items under grants allocated for the scope of work under RMC Prop 68.

**Board Member Diaz motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**20. CONSIDERATION OF A RESOLUTION TO RATIFY A CONTRACT FOR BAY ALARM SECURITY SERVICES AT RIVER PARK IN LA PUENTE/AVOCADO HEIGHTS.**

Jeremy Munns stated staff recommends the Board ratify a contract for Bay Alarm security services descoped from the contractor Fast-Track Construction Corporation (FTC) to meet agency obligations and provide ongoing site security camera surveillance. Mr. Munns stated nine cameras have been installed at River Park to provide on-going security, as the site has had security issues in the past, and to prepare for future security in the park as it becomes open to the public. Mr. Munns explained the cameras are installed in the most sensitive areas of the park, and staff and WCA rangers can view live video. Mr. Munns stated he typically monitors the cameras during the day and at night, Bay Alarms monitor the cameras from 8pm to 6am. Activities deemed to be destructive or worrisome are reported to WCA or the sheriffs in special cases. Mr. Munns stated that the installation cost is \$24,534 and is covered under a line item

in the RMC18002 grant budget. Mr. Munns stated ongoing Bay Alarm expenses in the amount of \$1,423 monthly are covered under park operation budget under WCA or other future park operator. Mr. Munns added these expenses are also eligible under Measure A Maintenance and Servicing Funds, and would be within WCA allocations under this program for construction work completed at River Park under Measure A.

**Board Member Arrighi motioned to approve this item. Board Member Chang seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**21. CONSIDERATION OF RESOLUTION TO AWARD A CONTRACT TO CONSERVATION CORPS OF LONG BEACH TO SUPPORT PLANTING AT RIVER PARK IN AVOCADO HEIGHTS/LA PUENTE.**

Jonathan Perisho stated staff recommends the Board approve award of contract to the Conservation Corps of Long Beach for planting and maintenance at River Park in La Puente/Avocado for a not-to-exceed amount up to \$21,000. Mr. Perisho explained an extensive area of the River Park in La Puente is to be planted and requires associated maintenance to be provided on an as-needed basis which may include but is not limited to the removal of tree stakes and weeding impacted areas. Mr. Perisho stated labor force capacity building, skill development, and employment of youth and at-risk youth are priorities for the WCA where reasonable to deliver on project tasks and timelines. Mr. Perisho explained local conservation corps champion these priorities, and of requests to four local conservation corps only the Conservation Corps of Long Beach indicated near-term crew availability this spring 2022. Mr. Perisho stated the scope of the recommended work is a not-to-exceed amount up to \$21,000 to be funded through an RMC Prop 68 grant. Mr. Perisho stated this scope is for labor only at the rates listed in Exhibit A (From Item 21) as needed and available.

**Chair Chico motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**22. CONSIDERATION OF RESOLUTION TO APPROVE NEGOTIATION AND AWARD OF CONTRACT FOR PLANTING AT RIVER PARK IN AVOCADO HEIGHTS/LA PUENTE.**

Jonathan Perisho stated staff recommends the Board authorize the Executive Officer and/or Designee to negotiate and enter into contract for planting at River Park in La Puente/Avocado for a not-to-exceed amount up to \$70,000. Mr. Perisho stated an extensive area of the River Park is to be planted, anticipating the planting of over 8,000 more plants. Mr. Perisho explained that in this period of labor shortages and escalating rates the WCA seeks to request services and to schedule orders and planting for a limited time ahead of late Spring 2022 with potential to pick up again Fall 2022 dependent on availability of labor and contracting options. Labor by local conservation corps will be prioritized as available. Mr. Perisho stated the scope of the recommended work is a not-to-exceed amount up to \$70,000 to be funded through a Prop 68 grant from the RMC. This value may include both labor and plant material, or only labor for a smaller value with direct plant orders and coordination facilitated by WCA staff.

**Chair Chico motioned to approve this item. Board Member Arrighi seconded. Approved. Roll call vote–Ayes = 7; Nays = 0; Abstentions =0.**

**23. CONSIDERATION OF RESOLUTION TO AMEND WITHERS AND SANDGREN CONTRACT FOR DESIGN SERVICES FOR AZUSA RIVER WILDERNESS PARK.**



Jonathan Perisho stated staff recommends the Board approve a design service contract amendment with Withers & Sandgren (WCA14502) for the River Wilderness Park Entry Improvements project increasing the not-to-exceed value by \$7,000 from \$524,881 to \$531,881 and extending the performance period to August 31, 2022. Mr. Perisho stated a 100% construction drawing package has been completed and significant work progressed on securing entitlements to prepare the project for construction. Mr. Perisho explained a design budget augmentation of \$2,000 is necessary for a civil engineer plan of extent of work in the Caltrans right of way pursuant to a lead compliance assessment and plan for approvals, and an additional \$5,000 and timeline extension for limited work and changes as needed to secure final project approvals and permits including Caltrans, California Department of Fish and Wildlife, and outstanding items with the City of Azusa notably concerning resolution of ownership over Old San Gabriel Canyon Road. Mr. Perisho stated this action will be funded through RMC17020 in the amount of \$2,000 and from the Regional Park and Open District Proposition A grant in the amount of \$5,000. Mr. Perisho stated the amendment will provide for an increase in existing not to exceed budget by a total of \$7,000, and this budget will support limited work toward securing entitlements for the developed construction drawing set.

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

**24. CONSIDERATION OF A RESOLUTION TO NEGOTIATE AND ENTER INTO A CONTRACT FOR APPRAISAL SERVICES FOR SAN GABRIEL RIVER FLOODPLAIN PROPERTY.**

Jane Tsong stated WCA received a Measure A grant for acquisition of the San Gabriel River Floodplain property and have received higher Board approval to negotiate for the property and apply for Prop 68 funds. Ms. Tsong explained Item 24 is a request to approve the application for a grant for pre-acquisition funds. Tsong stated WCA requires an appraisal for the property and has received three bids which staff is currently evaluating. Ms. Tsong stated the bids range from \$6,000 to \$25,000. Ms. Tsong explained complex circumstances require an appraisal for fair market value, lease back value, and life estate. Ms. Tsong stated that it is expected the appraisal can be completed by September 2022 and negotiations can begin. Ms. Tsong stated the current small grant request on the agenda (Item 26) would likely fund this appraisal.

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote—Ayes = 7; Nays = 0; Abstentions =0.**

**25. CONSIDERATION OF A RESOLUTION TO NEGOTIATE AND ENTER INTO AN MOU WITH THE BUDDHIST TZU CHI FOUNDATION USA TO ALLOW CERTAIN IMPROVEMENTS TO A PARKING LOT AREA ON WCA’S WALNUT CREEK OPEN SPACE IN ADVANCE OF A FINAL LOT LINE ADJUSTMENT TO CONFORM LOTS TO ANTICIPATED USE.**

Jane Tsong stated staff recommends the Board approve negotiation and entering into an MOU with the Buddhist Tzu Chi Foundation USA to allow certain improvements to a parking lot area on WCA’s Walnut Creek Open Space in advance of a final Lot Line Adjustment to conform lots to anticipated use. Ms. Tsong referenced Exhibit A from Item 25 of the Board Packet. Ms. Tsong stated there are four small areas staff proposes to trade, so Tzu Chi facilities can be on their side of the border line. Ms. Tsong explained there is currently a Tzu Chi building on WCA property that the Tzu Chi uses for their food pantry services. Ms. Tsong explained the building is in an unsafe area that the Tzu Chi want to renovate. Tsong stated WCA has been drafting language for the MOU and working to make sure there will be no expansion on the land or significant impact on the environment. Ms. Tsong stated the lot line

adjustment would have to be approved by the Board separately in the future. Ms. Tsong added the Tzu Chi will need to get approvals from their Board as well. Ms. Tsong stated staff is seeking confirmation in formal written form that Tzu Chi USA has the authority from Tzu Chi Taiwan to work with WCA and enter an MOU.

Sandra Croxton asked if proposed improvements will impact residents in the area. Ms. Tsong stated that the area is hidden from the residents and Tzu Chi access happens on the other side of the property. Ms. Tsong added the ability to enter the MOU is dependent on the Tzu Chi showing there will be no significant expansion of services.

**Board Member Arrighi motioned to approve this item. Board Member Uranga seconded. Approved. Roll call vote—Ayes = 6; Nays = 0; Abstentions =0.**

**26. CONSIDERATION OF A RESOLUTION TO APPLY FOR A GRANT FROM THE RIVERS AND MOUNTAINS CONSERVANCY FOR PREACQUISITION ACTIVITIES FOR SAN GABRIEL MOUNTAINS OPEN SPACE LANDS.**

Jane Tsong stated WCA will apply for a Very Small Grant from RMC to conduct preacquisition activities for conservation opportunities on foothill lands that were included in San Gabriel Mountains and Foothills Open Space Acquisition Master Plan including but not limited to the Glendora Community Conservancy (GCC) properties (Easley, Colby, and Bluebird), Robert's Canyon, and the San Gabriel River floodplain property. Ms. Tsong added the grant will allow WCA to work with partners to forward acquisition of lands that are contiguous with existing WCA holdings, or other conservation and recreation lands managed by local foothills conservancies and the County, which have ecosystem services and other public benefits. Ms. Tsong stated there have been pre-acquisition activities in the past funded by a variety of grants, but the situation with some of the parcels have changed over time. Ms. Tsong stated staff needs to update and reconsider the information they have. Ms. Tsong highlighted the GCC parcels, as two of them were previously approved by the Board for acquisition but require additional preparation. Ms. Tsong stated the Bluebird property, which contains an endangered species, will require careful consideration of many factors. Ms. Tsong stated this grant would help make the acquisition feasible.

Mark Stanley added RMC has funded WCA to conduct a Foothill Studies Report that went from the Eastland boundary in Claremont to Sierra Madre in the West. Ms. Stanley stated this is an extension of that activity and publish the activity. Ms. Tsong stated two other items from the agenda are similar, but this item will specifically focus on pre-acquisition activities.

**Chair Chico motioned to approve this item. Board Member Chang seconded. Approved. Roll call vote—Ayes = 6; Nays = 0; Abstentions =0.**

**27. ANNOUNCEMENT OF NEXT MEETING DATE**

The next meeting will be on Thursday, May 19, 2022 @ 1:30 pm

**28. ADJOURNMENT**

The meeting was adjourned by Vice Chair Croxton at approximately 2:45pm.

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Herlinda Chico  
Chair

X

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Aimee Nguyen  
RMC Board Secretary