

MINUTES
Watershed Conservation Authority (WCA)
held on

Thursday, September 25, 2025
at 1:30 p.m.

at
Garvey Community Center
9108 Garvey Ave
Rosemead, CA 91770

TELECONFERENCE MEETING VIA ZOOM ADDRESS:

<https://us02web.zoom.us/j/84107633477?pwd=8xpbLaUiUCIpP9v2LacMvIlobPUKNq.1>
Meeting ID: 841 0763 3477 | **Password:** 027300 | **And by phone at:** 1-669-444-9171

AGENDA

1. Call to Order

Chair Chang called the meeting to order at approximately 1:37 p.m.

2. Roll Call

Voting Members Present

Vincent Chang, First District/Board of Supervisors of the County of Los Angeles

Victoria Paul, Fifth District/Board of Supervisors of the County of Los Angeles

Joe Kalmick, Councilmember/City of Seal Beach

Ali Saleh, Mayor/City of Bell

Francisco Lopez, Second District/Board of Supervisors of the County of Los Angeles (Arrived 1:43pm)

Roberto Uranga, Councilmember/City of Long Beach

Daritza Gonzalez, Fourth District/Board of Supervisors of the County of Los Angeles

Non-Voting Member Present

Ernesto Rivera, Los Angeles County Department of Public Works

Staff Present

Mark Stanley, Executive Officer

John Natalizio, Deputy Attorney General

Rochelle Cole, Accountant

Arianne Garcia, Project Manager

3. Public Comment

There was no public comment.

4. Approval of Minutes

One set of minutes from the July 26, 2025, meeting was approved.

Board member Uranga moved to approve. Board member Saleh seconded. Approved. Roll call vote: Ayes = 6; Nays = 0; Abstentions = 0

5. Chair's Report

There was no Chair's Report.

Mark Stanley, Executive Officer, requested that Item 17, Closed Session, be moved prior to the Executive Officer's Report. Chair Chang stated that was okay.

John Natalizio, Deputy Attorney General, stated Board recessed into Closed Session to discuss Item 17, conference with Legal Counsel, code section 54956.9(d)(1) and (4) regarding the River Park Phase 1A, Step 2 matter at approximately 1:40pm. Natalizio stated at 2:00pm, Board reconvened to open session and no reportable action was taken.

Executive Officer's Report

6. Liaison and Activities Report

Mark Stanley provided a brief highlight of the legislative update indicating that the legislative had adjourned for the year of its first-year session. The second session would be reconvening in January. Of most concern to many of the agencies including WCA, is Prop 4 funding which is allocated through the Rivers and Mountains Conservancy (RMC). Most of WCA funding comes from the RMC. Stanley stated there was not much movement in the positive direction in the Federal legislation, but WCA continues to monitor its activities and movements.

Stanley stated the projects and properties in the activities report were continuing and moving forward. Stanley asked Board if they had questions or concerns on any of the projects in the report. As there were none, Stanley concluded his update.

7. Expenditure Report

Rochelle Coe stated expenditure report includes Exhibit A, which represents the Watershed Conservation Authority's (WCA), is the FY 2025/26 including fund balances as of August 31, 2025. Exhibit B, provided by the Los Angeles County Auditor-Controller, contained the statement of receipts and disbursements for the quarter ending June 30, 2025.

Coe stated under revenues, the lease revenue is higher than projected as it includes an advance payment from OutFront Media covering the six-month period from July through December. Increase was partially offset by the nonpayment of rent from the El Encanto Unit 98 tenant and the River Park 455 S. Rall Ave tenant. To address these matters, the Authority

has engaged Best Best & Krieger LLP to provide legal services. Tenants have not paid rent since June 2025.

Coe stated in July 2025, the Authority received reimbursement from the Los Angeles County Sanitation Districts, followed by advance payments from the Rivers and Mountains Conservancy in August 2025. These funds have been designated for two initiatives: the River Park River Center Development Project and the San Gabriel River Center and Gardens Project.

Coe stated the Authority is currently awaiting reimbursement from several projects. These projects include the Community Connection to Wildland, the San Gabriel River Center and Gardens, and the Azusa Wilderness Park Entry Project.

Coe stated under expenses, the Fiscal Services Auditor-Controller line item is currently below the year-to-date budget projection. The Authority anticipates receiving a quarterly invoice from the County of Los Angeles Department of Auditor-Controller. It currently has not been processed.

Coe mentioned the Legal Services line item is slightly higher than projected due to ongoing discussions and related work concerning the unlawful detainer action for the El Encanto Unit 98 tenant, as well as legal services required for the settlement matter involving the River Park 455 S. Rall Ave tenant.

Coe stated, the Personnel Services line item is higher than anticipated, primarily due to one-time charges from LSL CPA for setting up the Authority's payroll in QuickBooks.

Coe stated, the Building Maintenance and Repair line item is slightly higher than projected due to emergency plumbing repairs for the water leak at the El Encanto Unit 96.

Consent Calendar

8. **Fund Balance Report**
9. **Consideration of a resolution approving a timeline extension and budget adjustment for the Azusa Wilderness Park**
10. **Consideration of a resolution to amend Resolution 2025-24 for San Gabriel River Center and Gardens Phase II architectural services**

Board member Uranga moved to approve Item 9 and 10. Board member Gonzalez seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

Regular Calendar

11. **Consideration of a resolution to accept grant in the amount of \$4,350,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for the San Gabriel River Center and Gardens Phase II Project.**

Stanley stated item 11 was to accept funding for Phase II for the San Gabriel River Center and Gardens Project. Phase 1 was completed at the end of August 2025 by LA Engineering.

This included the garden completion, as well as some amenities including the fencing, light fixtures, seed balls and some features by the water fountain.

Stanley stated Phase II elements includes the demolition of the Park House and the placement of the prefabricated building in its place. WCA is working with LA County Parks and Recreation, the official operator of the 2.5-acre River Center which is an extension of the San Gabriel River Park.

Stanley stated the River Center and Gardens will serve as a demonstration space. The space will demonstrate how people can use landscaping and water capture in their own homes. Garden features will demonstrate how one can grow their own food as well as native vegetation.

Stanley stated the structure itself will house a gallery space, a demonstration kitchen, office space for LA County Parks and Recreation as well as restroom facilities.

Stanley stated it is the recommendation that the Governing Board accept grant in the amount of \$4,350,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for the San Gabriel River Center and Gardens Phase II Project.

Board member Uranga moved to approve. Board member Paul seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

12. Consideration of a resolution to accept a grant in the amount of \$270,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for the Bluebird, Colby, and Easley Preacquisition Project.

Mark Stanley stated staff has been engaged in conservations with the Glendora Community Conservancy (GCC). The properties lie within the City of Glendora's jurisdiction. The Glendora Community Conservancy is a 501(c) free organization formed for management of these lands. Parcel numbers for these lands are included in the Board report.

Stanley stated there are three property sites, Blue Bird, Colby and Easley. Blue Bird, the largest of the three, has rentals on the property site. Its main challenge has been the adjacent property owners. Colby, has access by trail through the property, and is located at the end of a cul-de-sac. Access to this property is through a neighborhood. Easley, which is located in the center of the forest, is not publicly accessible.

Stanley stated, WCA staff has been engaged with GCC for several years in terms of the management of these lands and GCC's wish to transfer these properties to the WCA. There are steps to be taken before WCA can accept the land. The \$270 thousand will pay for that due diligence process. This includes title search, discovery of any deed restrictions or easements that WCA needs to be aware of, community engagement as well as the formation of a stewardship program for the maintenance of the land. Stanley stated Exhibit C shows the location of all three of the properties.

Stanley stated it is the recommendation that the Governing Board accept grant in the amount of \$270,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for the Bluebird, Colby, and Easley Preacquisition Project.

Board Member Saleh asked if there was a conflict of interest as the RMC Board had approved a grant to the WCA in their September 2025 Board Meeting. Stanley stated, there was no conflict as the WCA Board was now accepting those funds. John Natalizio, Deputy Attorney General, further stated there was no conflict.

Board member Paul moved to approve. Board member Kalmick seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

13. Consideration of a resolution for the ratification of an agreement with Cumming Group to provide construction management service for the Azusa Wilderness Park (WCA25515)

Mark Stanley stated Azusa Wilderness Park (AWP), approximately 87 acres, serves both as headquarters for WCA and RMC at the facilities that are onsite. The AWP is part of the Master Plan vision to provide enhancement to the Park. This enhancement would start at the entry way of Highway 39 and Old San Gabriel Canyon Road.

Stanley stated enhancements would be to the west of Highway 39 to create an overlook view to Downtown LA, a play area for children as well as a pavilion structure which will include landscape planting and irrigation. Stanley stated bringing utilities such as power and water from the City of Azusa and not from the San Gabriel Mountains are included in this project.

Stanley stated in order to move these efforts forward, staff has been in communication and entered into an agreement with Cumming Group. Cumming Group is the construction management firm that is currently working on the San Gabriel River Park. Cumming Group has the capacity to take on this effort as seen from their ability to complete projects on time.

Stanley stated it is the recommendation that the Governing Board ratify the agreement with Cumming Group for \$675,640 to provide construction management service for the Azusa Wilderness Park.

Board member Paul moved to approve. Board member Uranga seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

14. Consideration of a resolution for the ratification of an agreement with Albert Webb & Associates as construction management service for the Oaks East Fork River Access Project (WCA25502).

Mark Stanley stated this project is located at the National Monument in the Angeles National Forest (ANF). WCA is working with the ANF in terms of enhancement of this area. This area is heavily impacted by visitors looking to recreate along the east fork of the river. Forest service face many changes in managing the number of visitors that make an impact on the habitat.

Stanley stated, WCA has been engaged with ANF as the number of visitors this location attracts necessitates enhancements to this area. Feasibility and concept plans for possible enhancements were completed.

Stanley stated construction drawings were now complete and staff was now ready to put forth a bid for construction. The effort is for the board to ratify the agreement with Albert Webb & Associates to be the construction manager that will assist WCA to bring the contractor to do the construction along the East Fork. An RFP was released in April 2025 and staff received seven proposals which were evaluated. Albert Webb & Associates ranked the highest after interviewing the top three proposals received. The timeline is anticipated to be eighteen months for the construction process. Stanley stated the project is funded by the RMC and the Regional Quality Board.

Stanley stated it is the recommendation that the Governing Board ratify an agreement with Albert Webb & Associates for \$339,252 as the provider of construction management service for the Oaks East Fork River Access Project.

Board member Paul moved to approve. Board member Lopez seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

15. Consideration of a resolution to authorize Executive Officer to negotiate and enter into a construction contract for Oaks East Fork River Access Project.

Mark Stanley stated the Project site is the same as the one discussed in Item 14. Staff is now ready to send out an RFP for a contractor to construct the enhancements at the Oaks East Fork River Access site. As previously mentioned, the funding sources will be RMC and the Regional Quality Board. Total available funds for the project is just over \$4 million with the majority going into the construction and project management costs.

Stanley stated the schedule for the project is as follows: Phase 1 is the pre-construction and bid support; Phase 2 is construction; and Phase 3 is the closeout. The project schedule began in August 2025 and is scheduled to conclude in November 2026.

Stanley stated it is the recommendation that the Governing Board authorize the Executive Officer to negotiate and enter into a construction contract for Oaks East Fork River Access Project.

Board member Lopez moved to approve. Board member Saleh seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

16. Consideration of a resolution to disencumber funding for the Southeast Los Angeles Cultural Center.

Mark Stanley stated this project was in coordination with the RMC. RMC's support and effort went into the development of plans for the Southeast LA Cultural Center. A feasibility study was conducted, then a concept planning and now ready for an environmental review process.

Stanley stated the Project was developed from the 2018 LLAR Revitalization Plan and located in the Rio Hondo Confluence area. The Cultural Center facility is going to be at the site of the LA County Flood Control District Public Works yard. Relocation efforts are underway for the Public Works yard.

Stanley stated heavy coordination among the LA Public Works and the LA County Arts and Cultural Departments are underway to move Project to the next Phase. The next phase being implementation and moving it at a much quicker pace. Stanley stated the LA County Public works will lead these efforts in terms of construction of project. To do this, WCA needs to disencumber the funds so that they may be awarded to LA County Public Works.

Stanley stated it is the recommendation that the Governing Board authorize the Executive Officer to disencumber funds for the Southeast Los Angeles Cultural Center.

Board Member Gonzalez asked what the next would be in order to transfer these funds. Does this give the RMC the authority to vote for funding to be transferred. Stanley stated the RMC had awarded WCA the funds for management of the process, action will disencumber funds from WCA and go back to RMC. This would enable the RMC to work directly with the County. Stanley stated, this eliminates two layers of reporting requirement and makes it a cleaner process so County only report to RMC and not both RMC and WCA.

Board member Gonzalez moved to approve. Board member Saleh seconded. Approved. Roll call vote: Ayes = 7; Nays = 0; Abstentions = 0.

- 17. Closed session:** Conference with Legal Counsel – Existing Litigation pursuant to Government Code section 54956.9(d)(1) and (4); Name of Case: River Park Phase 1A, Step 2.

Closed Session Item 17 discussion was moved prior to the Executive Officer's Report.

18. Board Member Comments

Board Member Saleh stated he would like to know when the next Catalina Trip was. Stanley stated he would love to have board members go and would provide the information to them.

- 19. Announcement of next meeting date – Thursday, November 20, 2025 @ 1:30 pm**

20. Adjournment

Chair Chang adjourned the meeting at approximately 2:35 pm