

DATE: March 19, 2026
TO: WCA Governing Board
FROM: WCA Staff
THROUGH: Mark Stanley, Executive Officer
SUBJECT: Item 12: Consideration of a resolution to authorize demolition of 455 Rall Avenue, La Puente, California, 91746

RECOMMENDATION

That the Watershed Conservation Authority Governing Board authorize demolition of 455 Rall Avenue, La Puente, California, 91746

PROJECT DESCRIPTION

The house at 455 Rall Avenue, La Puente, California is on land acquired by WCA for San Gabriel River Park. It is located at the southern end of the continuous land connected to the San Gabriel River Park pocket park on north end on the land ownership (Exhibit A1 & A2). The initial park, 22 acres, opened in 2024 and the second section of development is in construction, the demonstration center and gardens on just over 2 acres of land.

The location of the Rall house is part of future park space and renovation of the equestrian center. The tenant leasing the house has vacated and the property. Making the house market ready for leasing would require extensive renovation. Another significant challenge is that the house is on a septic tank for its sewer service. There are two challenges with providing adequate sewer service. One, the septic tank is in need of replacement, it contains a significant level of settlement. Secondly, the County of Los Angeles prefers that the house is connected to sewer service put in place during the building of the neighborhood in the 1970s. Given the planned future use, it is not economically reasonable to invest in the cost of remodeling and bearing the expense of connecting to the county sewer system.

WCA in over the course of 2005 to 2007 purchased 17 parcels, an approximately total of 80 acres. Currently 30 acres open as public park space.

1	8110-021-900	Parking Lot
2	8110-021-901	Future Dog Park
3	8110-021-902	Pocket Park
4	8110-021-903	Pocket Park
5	8110-017-900	Pocket Park
6	8110-001-901	Esquestrain Center
7	8110-001-903	Rall House

8	8110-029-903	River Park
9	8110-029-904	River Park
10	8110-029-905	River Park
11	8110-029-906	River Park
12	8110-029-907	River Park
13	8115-029-908	Demonstration Center
14	8115-002-906	Future Park Space
15	8115-002-907	Future Park Space
16	8115-002-908	Future Park Space
17	8115-002-909	Future Park Space

The parcel that will be cleared of structures on premises is 8110-001-903. The esquestrian center is under study for renovation and staff is in discussion with Los Angeles County Parks and Recreation regarding future use of the southern area of the land ownership, listed as Future Park Space above.

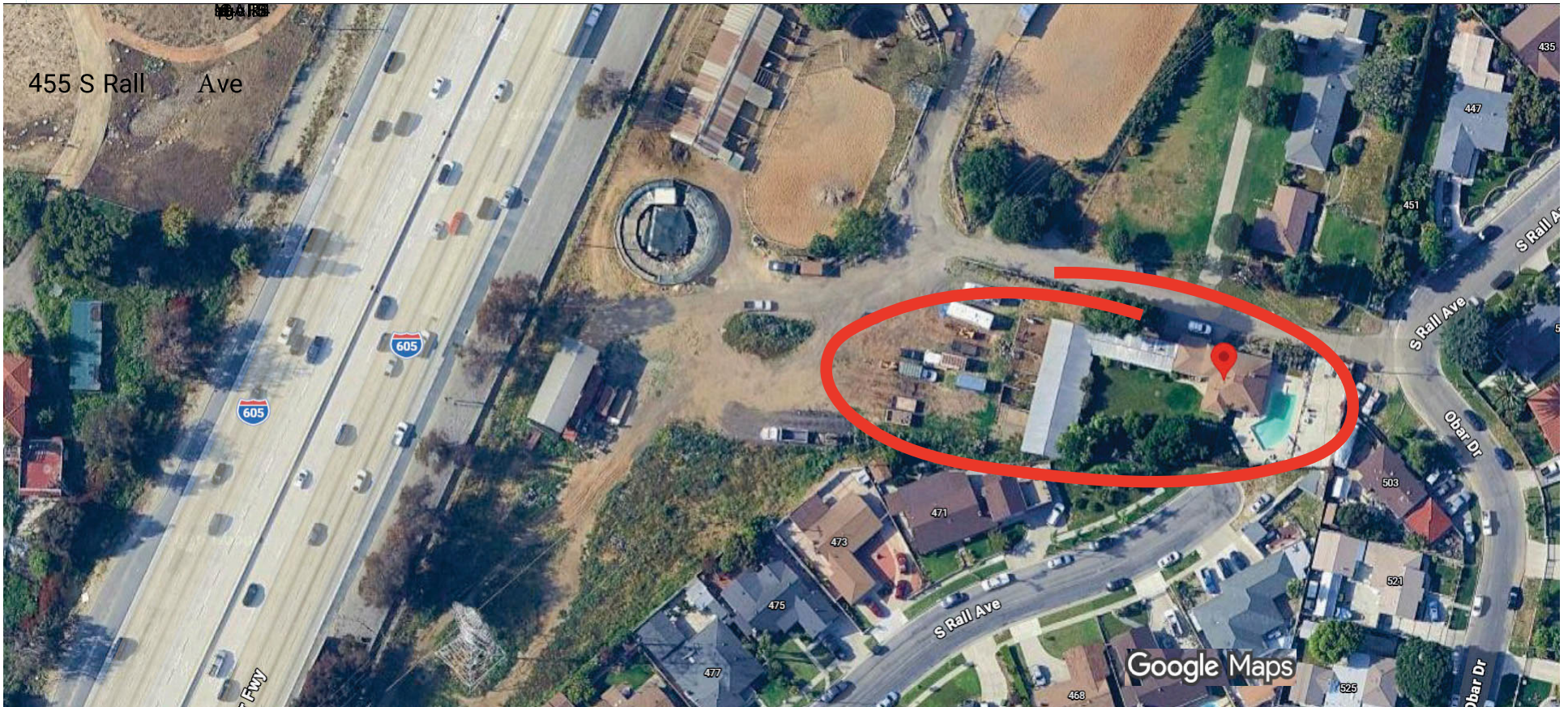
BACKGROUND

San Gabriel River Park opened in 2024. It is anticipated that the status of construction for the San Gabriel River Center and Garden will be the next phase of opening, anticipated for the first quarter of 2027, after a completion is inspection in late 2026. The Los Angeles County Parks and Recreation Department operates San Gabriel River Park and is anticipated to do the same for the River Center and Garden.

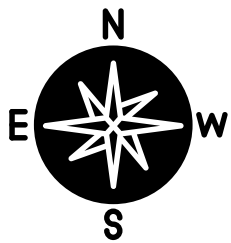
Like the current park space, the expansion of new park space provides additional opportunities for nature-based solutions to support water management, flood management, habitat preservation, air quality, greenhouse gas absorption, and the wellbeing for the public in near and long-term.

FISCAL INFORMATION

Funding for demolition will be from through general operating funds for maintenance and grant funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for land mitigation. The work will include grubbing and grading.



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft



Legend From West to East

- 1. basketball court - concrete slab
- 2. pool
- 3. house address at 455 S. Rall Ave. La Puente, CA 91746-1864
- 4. horse stables - grey buildings
- 5. back yard



March 19, 2026 – Item 12
RESOLUTION 2026-13

**CONSIDERATION OF A RESOLUTION FOR THE RATIFICATION OF
MAINTENANCE SERVICE PROVIDED BY THE CONSERVATION
CORPS OF LONG BEACH**

WHEREAS, The Watershed Conservation Authority has been established as a joint powers agency between the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (District); and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, The house at 455 Rall Avenue, La Puente, California, 91746, is on land acquired by WCA for San Gabriel River Park for future park expansion; and

WHEREAS, the house is no longer under lease and in need of cost prohibited repairs given the future direction of the proper; and

WHEREAS, WCA purchased the property when it acquired APN 8110-001-903, park of an approximate 80-acre acquisition for park space along the San Gabriel River; and

WHEREAS, the proposed action is exempt from the provisions of the California Environmental Quality Act; NOW

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA.
2. **FINDS** that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA).
3. **ADOPTS** the staff report dated March 19, 2026.
4. **APPROVES** authorize demolition of 455 Rall Avenue, La Puente, California, 91746 to be paid for from general funds and grant funds from San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

~ End of Resolution ~

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Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On March 19, 2026

Vincent Chang
Governing Board Chair

ATTEST: _____
John Natalizio
Deputy Attorney General