

**DATE:** May 21, 2026  
**TO:** WCA Governing Board  
**FROM:** Robert Segarra, Senior Director of Project Management  
**THROUGH:** Mark Stanley, Executive Officer  
**SUBJECT:** Item 09: Consideration of a resolution to certify completion of the San Gabriel River Center and Gardens Project Phase I (RMC22013)

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### **RECOMMENDATION**

That the Watershed Conservation Authority (WCA) Governing Board accept the completion of the San Gabriel River Center and Gardens Project Phase I (RMC22013) improvements and authorize the Executive Officer to execute all documents necessary to close out Grant Agreement RMC22013 with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC).

### **PROJECT DESCRIPTION**

The San Gabriel River Center and Gardens Project Phase I grant (RMC22013) funded the construction of water conservation gardens, stormwater low-impact development (LID) features, habitat restoration, exterior site amenities, and the proposal for renovation of the historic 1929 Spanish Colonial Revival farmhouse at 12936 Valley Blvd, La Puente, CA. The project is located along the eastern bank of the San Gabriel River between Valley Boulevard and San Jose Creek.

Funded tasks under this grant included: (1) site preparation, and exterior restroom construction; (2) water conservation demonstration gardens, stormwater LID elements, habitat enhancement, and exterior site amenities including fencing, gates, irrigation, trees, decking, site lighting, trash enclosures, decomposed granite, concrete curbs, cisterns, and water system connections; (3) administrative and project management services; (4) architectural, engineering, field, and consulting services; (5) permitting, insurance, labor compliance, and inspection services; and (6) indirect costs. Following an inspection and subsequent modification due to the deterioration of the farmhouse (Resolution 2025-14), the scope of services was adjusted to compensate for the escalation in construction costs.

The project site is part of the Emerald Necklace Park network and serves as a public environmental education and visitor center for the community. The Center includes interpretive elements exploring the watershed history of the San Gabriel River, its ecology, and the role the river plays in providing potable drinking water to adjacent communities. The site provides outdoor learning spaces, ADA-compliant restrooms, shade structures, and landscape features designed to mitigate environmental impacts of the adjacent freeway, rail, and industrial corridors in this underserved equestrian district.

All grant-funded tasks have been completed. The final payment request (PR#8) and retention release (PR#9, \$74,072.42) were submitted to RMC on April 29, 2026. The

Project Certification Form (Exhibit T) was executed on April 24, 2026. A final project walkthrough with RMC Project Manager Aydin Pasebani and WCA Executive Officer Mark Stanley is scheduled for May 20, 2026.

## BACKGROUND

On November 14, 2022, the RMC Governing Board approved Grant Agreement RMC22013 in the amount of \$2,599,000 from Proposition 68 funds for the San Gabriel River Center and Gardens Project (Resolution 2022-38). The grant supported the continuation of a multi-phase development effort at the San Gabriel River Center site, which has received prior funding through RMC grants RMC17023 and RMC19013.

The original performance period was December 1, 2022 through December 31, 2024. The grant was subsequently amended four times to accommodate permitting delays and the extended duration of construction activities. Amendment 4, approved administratively on March 23, 2026, extended the performance period to March 31, 2026 to allow sufficient time for administrative closeout.

Construction of the Phase 1 park improvements was substantially completed in mid-2024. The site is currently maintained by the Conservation Corps of Long Beach (CCLB) through landscape maintenance services and site security measures while Phase 2 improvements (visitor center and gardens building) are completed under a separate grant (RMC25009).

Matching funds for this project were provided by the Sanitation Districts of Los Angeles County through the Supplemental Environmental Project (SEP) program in the amount of \$2,000,132, which funded stormwater LID elements and garden construction.

## PROJECT COMPLETION SUMMARY

The following table summarizes the grant expenditure status:

<b>Task</b>	<b>Budget</b>	<b>Expended</b>	<b>Remaining</b>
1. Farm House Renovation / Demo / Site Prep / Restrooms	\$900,000.00	\$900,000.00	\$0.00
2. Water Gardens / Stormwater LID / Habitat / Amenities	\$900,000.00	\$900,000.00	\$0.00
3. Admin / PM / CM	\$135,500.00	\$135,500.00	\$0.00
4. A&E / Field / Consultants	\$546,500.00	\$546,500.00	\$0.00
5. Permitting / Insurance / Inspections	\$2,000.00	\$2,000.00	\$0.00
6. Indirect (4%)	\$115,000.00	\$115,000.00	\$0.00
<b>TOTAL</b>	<b>\$2,599,000.00</b>	<b>\$2,599,000.00</b>	<b>\$0.00</b>

All grant funds have been fully expended within the approved performance period. No funds remain to be returned to the State.

## EXHIBITS

Exhibit A: Project Location Map

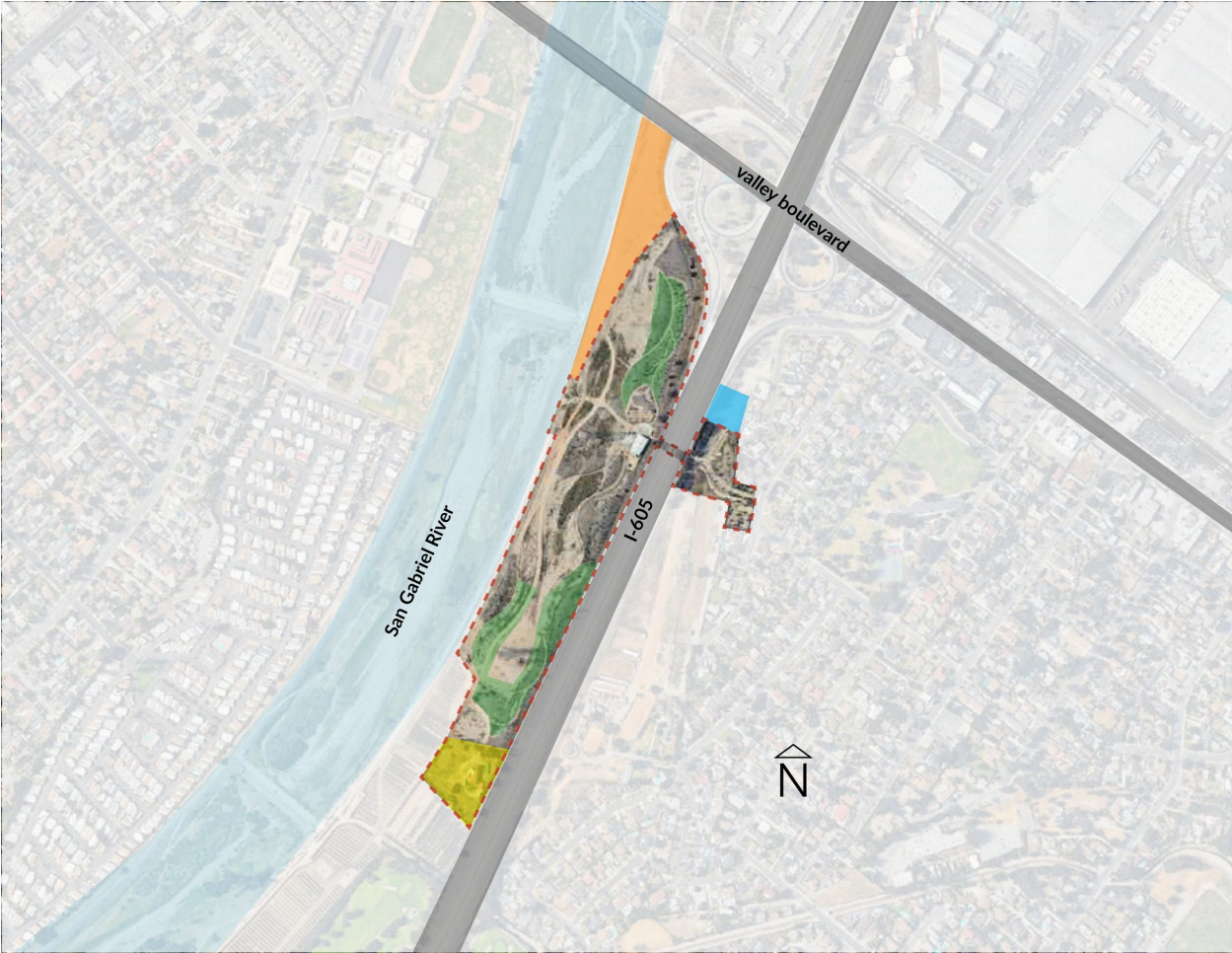
Exhibit B: Project Certification Form (Exhibit T), signed April 24, 2026  
Exhibit C: Final Reconcile Worksheet

**FISCAL INFORMATION**

The total grant amount for RMC22013 was \$2,599,000, funded through Proposition 68 (California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018). All funds have been fully expended. The final payment request (PR#8, \$73,684.80) and retention release (PR#9, \$74,072.42) were submitted to RMC on April 29, 2026. Additional matching funds of \$2,000,132 were provided by the Sanitation Districts of Los Angeles County through the Supplemental Environmental Project (SEP) program. The total project investment through this grant and matching funds was \$4,599,132. No additional fiscal action is required.

### Project Location

San Gabriel River Center and Gardens Project  
12936 Valley Blvd, La Puente, CA 91746  
Grant Agreement RMC22013



Site plan showing project area along San Gabriel River, between Valley Boulevard and I-605.

**Project Certification Form (Exhibit T)**

San Gabriel River Center and Gardens Project  
12936 Valley Blvd, La Puente, CA 91746  
Grant Agreement RMC22013

*Signed April 24, 2026 by WCA Governing Board Member.*

*(See attached document following this page)*

**Exhibit T**  
**Project Certification Form**  
**(Complete one time at end of project)**

GRANTEE NAME: Watershed Conservation Authority

AGREEMENT NUMBER: RMC22013

GRANTEE CONTACT FOR AUDIT PURPOSES:

NAME: Rochelle Coe

ADDRESS: 100 N. Old San Gabriel Canyon Road, Azusa, CA 91702

PHONE/EMAIL: rcoe@wca.ca.gov

**PROJECT DESCRIPTION – List planning effort, facilities developed and/or property acquired**  
Items include plants, fencing, gates, irrigation system, and installing trees, drip irrigation, and site security features. Finishing items include wood decking, floor lights, landscape shaping, site lights, trash enclosures, decomposed granite, concrete curbs, fruit trees and mulch. Installation of cisterns and hookup to water system.

**COMPLETION OF THE FINAL RMC RECONCILE WORKSHEET–**  
Please attach the **RMC Reconcile Worksheet** in order to reconcile all the invoices per each task completed.  
See attached.

**HAVE ALL DELIVERABLES BEEN SUBMITTED?** YES or NO  
Please attach a copy of the approved Certification/Acceptance by the Grantee’s Board or City Council or County Board.  
**Need board action to complete. Will be on May 22 agenda.**

**HAS A NOTICE OF COMPLETION BEEN FILED?** YES or NO  
Please attach a copy of the NOC. If not applicable, enter “N/A” below.  
N/A

**AS-BUILT**  
Please attach a copy of the final as-built plans approved by the Grantee’s Board or Council.

Agreement Number: RMC 22013

Exhibit B

Item 9

N/A

HAS A FINAL WALKTHROUGH WTH RMC BEEN CONDUCTED? YES or NO  
Please state below date of final walkthrough and names who were present, if any, and attach pictures and comments. If no, please explain.

To be schedule.

LIST OTHER FUNDS ON PROJECT INCLUDING AMOUNTS (MATCHING FUNDS / IN-KIND):

Los Angele County Regional Water Quality Board Supplemental Environmental Project funds - \$2,000,132

\$0

INTEREST EARNED ON ADVANCE GRANT AMOUNT (If applicable): \_\_\_\_\_

IF DEVELOPMENT PROJECT, HAS A NOTICE OF COMPLETION WITH THE COUNTY BEEN FILED? YES  NO

IF NO, PLEASE EXPLAIN:

IF YES, PLEASE ATTACH A COPY

ACQUISITION PROJECTS MUST PROVIDE COPIES OF THE FOLLOWING DOCUMENTS:

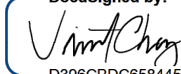
MEMORANDUM OF UNRECORDED GRANT AGREEMENT (EXHIBIT R)

RECORDED DEED

CLOSING ESCROW STATEMENT

CERTIFICATION:

I hereby certify that all grant funds were expended on the above named Project(s) within the Performance Period of the Contract and/or the Amendments (December 1, 2022 through March 31, 2026) and that the Project(s) is/are complete and we have made final payment for all work.

DocuSigned by:  
  
D396CBDC6594463...  
\_\_\_\_\_  
Grantee Project Representative Signature

April 24, 2026  
\_\_\_\_\_  
Date

WCA Boardmember  
\_\_\_\_\_  
Grantee Project Representative Title

**Agreement Number:** RMC22013  
**Grantee:** Watershed Conservation Authority  
**Project Name:** San Gabriel River Center and Gardens Project  
**Address (include zip code):** 100 N Old San Gabriel Canyon Rd, Azusa, CA 91702  
**Invoice Number:** PR#8 FINAL

**Grant Agreement Performance Period:** December 1, 2022 - March 31, 2025 (Amendment 4)

Tasklist	Approved Date / Budget	AR #1	PR #1a	AR#2	PR #2a	PR#3	PR#4	PR#5	PR#6	PR#7	PR#8 (FINAL)		Total Costs to Date	Remaining Balance
											FY25/26	FY24/25		
FISCAL YEAR		FY24/25	FY24/25	FY24/25	FY24/25	FY24/25	FY22/23	FY23/24	FY24/25	FY25/26	FY25/26			
PERFORMANCE PERIOD	Amendment 4 3/23/2025	03/01/25-03/31/25	03/01/25-03/31/25	06/01/25-06/30/25	06/01/25-06/30/25	07/01/24-06/30/25	12/05/22-06/30/23	07/03/23-06/30/24	09/19/24-03/19/25	07/11/25-03/31/26	Adjustment			
1	\$ 900,000.00	\$ 628,993.81	\$ -	\$ -	\$ -	\$ 17,953.00	\$ -	\$ -	\$ 233,302.03	\$ 19,751.16	\$ -	\$ 900,000.00	\$ -	\$ -
2	\$ 900,000.00	\$ -	\$ -	\$ 550,985.99	\$ -	\$ -	\$ -	\$ -	\$ 316,156.51	\$ -	\$ -	\$ 900,000.00	\$ -	\$ -
3	\$ 135,500.00	\$ -	\$ -	\$ -	\$ -	\$ 59,816.29	\$ 10,227.31	\$ 38,210.39	\$ 5,647.67	\$ -	\$ -	\$ 135,500.00	\$ -	\$ -
4	\$ 546,500.00	\$ -	\$ -	\$ -	\$ -	\$ 208,087.56	\$ 5,292.00	\$ 4,819.05	\$ 111,352.39	\$ 399.00	\$ 15,067.06	\$ 546,500.00	\$ -	\$ -
5	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 409.00	\$ -	\$ 515.73	\$ 579.75	\$ -	\$ 219.81	\$ 2,000.00	\$ -	\$ -
6	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 52,100.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000.00	\$ -	\$ -
<b>TOTAL FUNDED</b>	<b>\$ 2,999,000.00</b>	<b>\$ 628,993.81</b>	<b>\$ 62,899.38</b>	<b>\$ 550,985.99</b>	<b>\$ 52,100.62</b>	<b>\$ 286,265.85</b>	<b>\$ 15,519.31</b>	<b>\$ 43,546.17</b>	<b>\$ 217,965.72</b>	<b>\$ 667,039.35</b>	<b>\$ 399.00</b>	<b>\$ 73,285.20</b>	<b>\$ 2,999,000.00</b>	<b>\$ -</b>

4%

Indirect Cost

\$ 73,684.80

\*Reallocate Expenses from Task 5 to Task 4 (Less than 10%)

## **Final Reconcile Worksheet**

San Gabriel River Center and Gardens Project  
12936 Valley Blvd, La Puente, CA 91746  
Grant Agreement RMC22013

*Final reconciliation of all payment requests. Grant fully expended (\$2,599,000).*

*(See attached document following this page)*

**Agreement Number:** RMC22013  
**Grantee:** Watershed Conservation Authority  
**Project Name:** San Gabriel River Center and Gardens Project  
**Address (include zip code):** 100 N Old San Gabriel Canyon Rd, Azusa, CA 91702  
**Invoice Number:** PR#8 FINAL  
**Grant Agreement Performance Period:** December 1, 2022 - March 31, 2026 (Amendment 4)

Tasklist	Approved Date / Budget	AR #1	PR #1a	AR#2	PR #2a	PR#3	PR#4	PR#5	PR#6	PR#7	PR#8 (FINAL)		Total Costs to Date	Remaining Balance	
											FY24/25	FY25/26			
FISCAL YEAR		FY24/25	FY24/25	FY24/25	FY24/25	FY24/25	FY22/23	FY23/24	FY24/25	FY25/26	FY24/25	FY25/26			
PERFORMANCE PERIOD	<b>Amendment 4 3/23/2026</b>	03/01/25-03/31/25	03/01/25-03/31/25	06/01/25-06/30/25	06/01/25-06/30/25	07/01/24-06/30/25	12/05/22-06/30/23	07/03/23-06/30/24	06/17/24-06/30/25	07/01/25-12/31/25	09/19/24-03/19/25	07/17/25-03/31/26	Adjustment		
1 Farm House Renovation, Building Demo & Site Prep, Exterior Restrooms	\$ 900,000.00	\$ 628,993.81	\$ -	\$ -	\$ -	\$ 17,953.00	\$ -	\$ -		\$ 233,302.03		\$ 19,751.16	\$ -	\$ 900,000.00	\$ -
2 Water Conservation Gardens, Stormwater LIDS, Habitat Enhancement, Exterior Site Amenities	\$ 900,000.00	\$ -	\$ -	\$ 550,985.99	\$ -	\$ -	\$ -	\$ -		\$ 316,156.51		\$ 32,857.50	\$ -	\$ 900,000.00	\$ -
3 Admin/PM/CM	\$ 135,500.00	\$ -	\$ -	\$ -	\$ -	\$ 59,816.29	\$ 10,227.31	\$ 38,210.39	\$ 16,143.01	\$ 5,647.67		\$ 5,455.33	\$ -	\$ 135,500.00	\$ -
4 A&E/ Field/ Consultants	\$ 546,500.00	\$ -	\$ -	\$ -	\$ -	\$ 208,087.56	\$ 5,292.00	\$ 4,819.05	\$ 201,701.75	\$ 111,353.39	\$ 399.00	\$ 15,067.06	\$ (219.81) *	\$ 546,500.00	\$ -
5 Permitting/Insurance/Labor Compliance/Inspections	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 409.00	\$ -	\$ 515.73	\$ 120.96	\$ 579.75		\$ 154.75	\$ 219.81 *	\$ 2,000.00	\$ -
6 Indirect	\$ 115,000.00	\$ -	\$ 62,899.38	\$ -	\$ 52,100.62	\$ -	\$ -	\$ -	\$ -					\$ 115,000.00	\$ -
<b>TOTAL FUNDED</b>	<b>\$ 2,599,000.00</b>	<b>\$ 628,993.81</b>	<b>\$ 62,899.38</b>	<b>\$ 550,985.99</b>	<b>\$ 52,100.62</b>	<b>\$ 286,265.85</b>	<b>\$ 15,519.31</b>	<b>\$ 43,545.17</b>	<b>\$ 217,965.72</b>	<b>\$ 667,039.35</b>	<b>\$ 399.00</b>	<b>\$ 73,285.80</b>	<b>\$ -</b>	<b>\$ 2,599,000.00</b>	<b>\$ -</b>

Indirect Cost 4%

\$ 73,684.80

\*Reallocate Expenses from Task 5 to Task 4 (Less than 10%)

May 21, 2026 – Item 09

RESOLUTION 2026-16

**RESOLUTION OF THE WATERSHED CONSERVATION  
AUTHORITY ACCEPTING THE COMPLETION OF THE  
SAN GABRIEL RIVER CENTER AND GARDENS  
PROJECT (RMC22013)**

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

**WHEREAS**, The Watershed Conservation Authority has been established to facilitate joint projects that provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

**WHEREAS**, On November 14, 2022, the RMC Governing Board approved Grant Agreement RMC22013 in the amount of \$2,599,000 from Proposition 68 funds for the San Gabriel River Center and Gardens Project (Resolution 2022-38); and

**WHEREAS**, The San Gabriel River Center and Gardens Project has been completed in accordance with the approved Work Plan, including water conservation gardens, stormwater low-impact development features, habitat enhancement, site amenities, and farmhouse renovation at 12936 Valley Blvd, La Puente, CA; and

**WHEREAS**, All grant funds totaling \$2,599,000 have been fully expended within the approved performance period (December 1, 2022 through March 31, 2026); and

**WHEREAS**, The Project Certification Form (Exhibit T) was executed on April 24, 2026, and the final payment request and retention release were submitted to RMC on April 29, 2026; and

**WHEREAS**, A final project walkthrough with RMC was conducted on May 20, 2026; and

**WHEREAS**, The actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); 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).

Resolution 2026-16

- 3. **ADOPTS** the staff report dated May 21, 2026.
- 4. **APPROVES** the completion of the San Gabriel River Center and Gardens Project (RMC22013) and Authorizes the Executive Officer to execute all documents necessary to close out Grant Agreement RMC22013 with the 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 May 21, 2026

\_\_\_\_\_  
Vincent Chang  
Governing Board Chair

ATTEST: \_\_\_\_\_  
John Natalizio  
Deputy Attorney General