

**MINUTES**

**Watershed Conservation Authority (WCA)  
held on**

**Thursday, March 19, 2026  
at 1:30 pm**

at

Garvey Community Center  
9108 Garvey Avenue  
Rosemead, CA 91770

**AGENDA**

**1. Call to Order**

Chair Chag called the meeting to order at approximately 1:35 pm

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

**Voting Members Absent**

Francisco Lopez, Second District/Board of Supervisors of the County of Los Angeles  
Ali Saleh, Mayor/City of Bell

**Non-Voting Members Present**

Ernesto Rivera, Los Angeles County Department of Public Works

**Staff Present**

Mark Stanley, Executive Officer  
John Natalizio, Deputy Attorney General  
Rochelle Coe, Accountant  
Robert Segarra, Project Manager  
Maria Medrano, Board Secretary

**3. Public Comment**

There was no public comment.

**4. Approval of Minutes**

One set of minutes from the January 15, 2026, meeting was approved.

**Board member Kalmick moved to approve. Board member Uranga seconded. Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

## 5. Chair's Report

There was no Chair's report.

## Executive Officer's Report

### 6. Liaison and Activities Report

Mark Stanley stated the State's budget was still being discussed. The budget, often termed May Revise or Spring revise, will be presented to the Governor to sign after the legislators vote on it. It is hoped that the budget will be passed on time. Stanley stated, although the State has a deficit, that should not impact funding for the WCA.

Stanley stated AB2620, which involves WCA's JPA partner, Rivers and Mountains Conservancy, is a spot bill that does not specify what it is going to specifically for. Staff will be monitoring closely to see the bill's actual text and its intent.

Stanley highlighted the Community Connections to Wildlands project indicating the plan to bring on board an outreach coordinator to do community outreach. Although the program has been successful for the past two years, it is WCA's hope to get broader participation from the local communities in Southeast Los Angeles. Stanley stated the program is in conjunction with three different school districts, Los Angeles, Lynwood and Montebello. The hope is that outreach ensures participation from every one of those three districts.

Stanley stated the River Ranger Program is concluding and staff anticipates receiving the Program's report on the findings of its first two years from Ersoylu Consulting in May. The program, a pilot program, is a demonstration of how effective having additional eyes on the LA River could be. The findings might also show that in fact, additional eyes are not needed along the river. The report will be in conjunction with the upper half of the LA River, that is Los Angeles and the Santa Monica Conservancy. Stanley stated, a \$600 thousand grant was received from CalTrans to continue the River Ranger program service which will be implemented next fiscal year in July 2026.

Stanley highlighted the West Coyote Hills Phase II Acquisition project. It is anticipated that the purchase and sales agreement with the current owner, Chevron, will be presented to the board in the May agenda. All details and issues have been resolved. It is a 400 plus acre property that straddles both Los Angeles County and Orange County in Fullerton.

Stanley highlighted the San Gabriel River Center project stating that the project is currently in Phase 2. The farmhouse was demolished and Page and Turnbull (the architect) have submitted the 50% Design Development Documents. Staff anticipate putting out an RFP for a contractor. Contractors were prequalified through the RFQ process and Staff anticipate receiving final proposals from them to construct the new facility that will be placed on site.

Stanley highlighted the Florence Place Revitalization project which is the land purchase of approximately three acres in the City of Bell Gardens, located along Florence Place. The Department of Toxic Substances Control (DTSC) moved forward to allow purchase. WCA as well as the current owners conducted appraisals. DGS will complete a secondary review of the appraisals to determine final price. Stanley stated the land will likely be valued at under \$1 million dollars in cost. WCA has a \$10 million dollar grant that was provided for the purchase and development of the site.

Stanley highlighted Azusa Wilderness Park stating that a contractor will be selected from the prequalification list for construction services for phase one of the project. These include entryway improvements, repaving of the parking lot, and updating and refreshing graphics that are in front of WCA's headquarter office. The City of Azusa is currently reviewing architectural plans.

Stanley highlighted the Bluebird, Colby and Easley Preacquisition project stating the project is being brought before the Board today to authorize hiring third party to complete due diligence work.

## **7. Expenditure Report**

Rochelle Coe stated expenditure report includes Exhibit A, the fiscal year 2025/26 Budget with balances as of February 28, 2026.

Coe stated under revenues, the Authority expects the JPA contributions from the LA County Flood Control District to be received by quarter four. The Authority received several reimbursement payments related to River Park Phase 1A, Step 2 Project and the San Gabriel River Center Development Project as well as from the LA County Sanitation District for the San Gabriel River Center and Gardens project. Grant revenue and associated indirect costs increased accordingly. Reimbursements from the Lower Los Angeles River Ranger Pilot Program and the San Gabriel River Center and Gardens project are still pending. Once received, revenue is expected to align with projection.

Coe stated under expenses, the Fiscal Services Auditor-Controller line item reflects receipt of first and second quarter invoices and aligns with the budgeted allocation. The Insurance line item was higher than projected due to the full payment of the annual insurance premium. No additional insurance expenses are expected. The Propane line item was lower than expected due to lower usage in the reporting period.

## **Consent Calendar**

### **8. Fund Balance Report**

### **9. Consideration of a resolution for the ratification of maintenance service provided by the Conservation Corps of Long Beach**

**Board member Uranaga moved to approve Item 9. Board member Perez seconded. Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

## Regular Calendar

### 10. Consideration of a resolution to reject all bids received for Bid No. 2026-01, Oaks Stairway & Overlook Project

Robert Segarra stated the item being presented is in regards to the Oaks Stairway & Overlook project for the East Fork River Access. Staff received four bids in January 2026 in the amounts of \$3.900, \$4.820, \$5.065 and \$5.399 million. All four bids were over WCA's budget. After consulting with legal, it was determined that it was in the best interest of the public to reject the bids and re-solicit bids again.

Segarra stated the WCA sent all the contractors a letter dated March 4, 2026, informing them of the intent to reject all bids received. Staff is currently working on a value engineering process to reduce project costs and have found possible solutions to tilt the cost scale.

Segarra stated it is our recommendation that the Watershed Conservation Authority (WCA) Governing Board adopt a resolution rejecting all bids received for Bid No. 2026-01 — Oaks Stairway & Overlook Project and authorize staff to re-solicit the project through a new Invitation for Bids to be issued at a future date.

Vice Chair Paul asked if staff was substantially altering the project. Segarra stated staff have identified certain components that will reduce costs. Using vendors recommended by Forest Services and exploring other manufacture's materials.

Board Member Rivera asked what bid amount they were looking at getting. Segarra stated, \$3.4 million for construction.

**Board member Paul moved to approve. Board member Perez seconded.**  
**Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

### 11. Consideration of a resolution to approve a grant to the SELA Arts Foundation for Preacquisition Due Diligence for alternative site analysis and potential purchase

Mark Stanley stated the SELA Arts Foundation requests funding to support a 12-month period for legal, consulting, and project management services to advance the Southeast Los Angeles Cultural Center. Advancing site acquisition, conducting due diligence and evaluating an alternative potential site may reduce overall project costs and accelerate project completion.

Stanley stated the SELA Foundation has worked in close coordination with the RMC, the WCA, Los Angeles County various groups and departments to include public works and the executive office, and other regional partners to advance the planning and site identification.

Stanley stated the Foundation is evaluating a potential alternative site and may offer a more cost effective and time efficient pathway to implementation. The evaluation requires legal review, transactional support and strategic coordination to ensure any

decision is grounded and verified feasibility, cost implications and long-term project viability.

Stanley stated the SELA Foundation is a philanthropic organization of the California Community Foundation. It provides fiduciary oversight, financial management and compliance support to the organization.

Stanley stated funds will be administered through the California Community Foundation. In September the WCA Board approved Resolution 2025-36 to disencumber funding for the SELA Cultural Center. Stanley stated the action would retain some of those funds to conduct the due diligence for an alternative site. Should the process lead to consideration of a change in location for the center, it may warrant retaining additional dollars for property acquisition. Retaining more dollars under the WCA as opposed to disencumbering all the funding back to the RMC forward to the County of Los Angeles.

Stanley stated WCA was awarded this grant through RMC23017. The larger project has nearly \$94 million available through multiple funding sources with some already allocated to County Public Works for current site due diligence.

Board Member Perez asked if the \$94 million roughly is located within the WCA at this time, not the RMC. Stanley stated, that is correct, it has not technically been disencumbered and provided back to the RMC.

Board Member Perez asked if this action needs to go before the RMC board as well. Stanley stated, no, this is just a WCA approval.

Board Member Perez asked if the \$94 does not include the \$5 million for Flood Control relocation purposes, correct. Stanley stated no, it does as the money going to County Public Works is from one of the original four different funding allocations. Stanley further stated this funding will come from one of the later allocations of funds because we are past the encumbrance period for those original dollars.

Board Member Perez asked as the funding was going to the California Community Foundation, is it given all at once, or do they bill us. Stanley stated, the award is to the SELA Arts Foundation, their fiscal partner is the California Community Foundation. The California Community Foundation will manage the dollars for the SELA Arts Foundation.

Board Member Perez asked if the SELA Arts Foundation would have to report back to the WCA board. Stanley stated, yes.

Stanley stated it is our recommendation that the Watershed Conservation Authority (WCA) Governing Board approve a grant in an amount not to exceed \$578,600 to the SELA Arts Foundation for Preacquisition Due Diligence for alternative site analysis and potential land acquisition.

**Board member Kalmick moved to approve. Board member Perez seconded. Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

**12. Consideration of a resolution to authorize demolition of 455 Rall Avenue, La Puente, California, 91746**

Mark Stanley stated 455 Rall Avenue located in La Puente, is on land acquired by WCA Board for the San Gabriel River Park. It is at the southern end of the Equestrian center, which is at the southern end of the pocket park. Staff is seeking approval to demolish the house and adjacent structures located at 455 Rall Avenue which sits within the larger 80-acre San Gabriel River property. Only 30 acres are currently developed of the 80 acres.

Stanley stated the tenant at 455 Rall Avenue has vacated the property and maintaining the house is not cost effective. Significant financial investments would include a septic system replacement and required sewer connection to the City's sewer system, a county requirement.

Stanley stated the plan is to remove the house, stables, and pool. The land would be left as open space until future park development. The equestrian center will remain operational and WCA will continue to collect revenue on its annual lease.

Vice Chair Paul asked if WCA owns the house. Stanley stated, yes and WCA collected rent.

Vice Chair Paul asked where the horses were going to go. Stanley stated, the equestrian center will remain. The equestrian center tenant manages the equestrian center but does not live on site. Stanley stated, there were two tenants, the house tenant and the equestrian tenant. The equestrian center is under study for refurbishment.

Board Member Rivera asked if the equestrian center's lease agreement was coming up. Stanley stated, it is on an annual lease and has been renewed on an annual basis. WCA will continue to receive revenue from the Equestrian center lease. Staff have concept plans on renovating the equestrian center, similar to what the County did on the other side of the River in Whittier Narrows.

Chair Chang stated, the house will be leveled. Stanley confirmed indicating it will be grubbed, graded, and will be flatland until WCA develops it. Vice Chair Paul asked if there will be an information center or anything on site. Stanley stated, no, just open space.

Stanley stated it is our recommendation that the Watershed Conservation Authority (WCA) Governing Board authorize demolition of 455 Rall Avenue, La Puente, California, 91746.

**Board member Kalmick moved to approve. Board member Paul seconded. Approved. Roll call vote: Ayes = 4; Nays = 0; Abstentions = 0.**

**13. Consideration of a resolution to authorize the Executive Officer to negotiate and enter into a construction contract for parking lot paving improvements at the Azusa Wilderness Park**

Robert Segarra stated the item being presented is related to the parking lot and entry plaza improvements at Azusa Wilderness Park. The work is part of the larger entry improvement project, the Azusa Wilderness Park Entry Improvements Project. Segarra stated this phase is separate from the main construction project for faster delivery which will improve the primary public area through a simple standalone scope.

Segarra stated the scope of work is divided into two parts. Part A, includes grinding and repaving two inches of pavement, adding new stripping and ensuring ADA compliant parking. Part B, the entry plaza and graphic area includes removal and rebuilding pavement, clearing of roots/weeds, and applying a new polyurethane graphic surface.

Segarra stated the project seeks board approval to authorize a construction contract not to exceed \$899,000 funded by RMC Grant RMC22021 with no additional WCA funds required.

Segarra stated it is our recommendation that the Watershed Conservation Authority (WCA) Governing Board approve a resolution authorizing the Executive Officer to negotiate and enter into a construction contract for parking lot paving and entry plaza improvements at the Azusa Wilderness Park Entry Improvements Project in an amount not to exceed \$899,000.

Vice Chair Paul asked as this is separate, is there a need to go out to bid to find contractors to do this. Segarra stated yes. The plan is to do a separate RFP, a regular bidding process. As an architect is not required for this work, this will be done earlier than the main project.

Vice Chair Paul asked after all the administrative work is complete, when is the work anticipated to be done. Segarra stated the plan is to begin this work prior to the main project beginning, which is in the next five months. Staff is waiting for RMC approval to begin use of funds.

**Board member Uranga moved to approve. Board member Paul seconded.**

**Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

**14. Consideration of a resolution to authorize the Executive Officer to negotiate and enter into a contract for preacquisition due diligence services for the Bluebird, Colby, and Easley Properties Acquisition**

Robert Segarra stated the item being presented is concerning the pre-acquisition due-diligence services for the Bluebird, Colby and Easley properties in the City of Glendora. The properties total approximately 600 acres near the Angeles National Forest and existing WCA conservation lands and are proposed to be transferred to the Watershed Conservation Authority (WCA).

Segarra stated this item authorizes the Executive Officer to negotiate and execute a contract for due diligence work prior to accepting properties. Funding is supported by Proposition 4 grant; contract authority not to exceed \$230,000. This approval is not for the acquisition.

Segarra stated it is our recommendation that the Watershed Conservation Authority (WCA) Governing Board approve a resolution authorizing the Executive Officer to negotiate and enter into a contract for preacquisition due diligence services for the Bluebird, Colby, and Easley Properties Acquisition Project in an amount not to exceed \$230,000.

Vice Chair Paul asked what type of community engagement is WCA planning. Mark Stanley stated it will be through Glendora Community Conservancy as they are more familiar with the community than WCA.

**Board member Perez moved to approve. Board member Kalmick seconded.**  
**Approved. Roll call vote: Ayes = 5; Nays = 0; Abstentions = 0.**

**15. Board Member Comments**

**16. Announcement of next meeting date – Thursday, May 21, 2026 @ 1:30pm**

**17. Adjournment**

Chair Chang adjourned the meeting at approximately 2:16 pm.