

MINUTES

Watershed Conservation Authority (WCA) held on

**Thursday, May 21, 2026
at 1:30 pm**

at

Garvey Community Center
9108 Garvey Avenue
Rosemead, CA 91770

via conference call at

LA County Office of Supervisor Kathryn Barger
380 S. San Dimas Avenue, Suite 202
San Dimas, CA 91773

AGENDA

1. Call to Order

Chair Chang 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
Roberto Uranga, Councilmember/City of Long Beach (Arrived: 1:53pm)
Francisco Lopez, Second District/Board of Supervisors of the County of Los Angeles

Voting Members Absent

Ali Saleh, Mayor/City of Bell
Daritza Perez, Fourth District/Board of Supervisors of the County of Los Angeles

Non-Voting Members Present

Ernesto Rivera, Los Angeles County Department of Public Works

Staff Present

Mark Stanley, Executive Officer
Elizabeth St. John, Deputy Attorney General
Rochelle Coe, Accountant

Robert Segarra, Project Manager
 Corey Wilson, Project Manager
 Maria Medrano, Board Secretary

3. Public Comment

There was no public comment.

4. Approval of Minutes

One set of minutes from the March 19, 2026, meeting was approved.

Board member Kalmick moved to approve. Board member Lopez seconded. Approved. Roll call vote: Ayes = 4; 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 key updates from the State budget included the Governor's release of the May Revise budget which is currently being reviewed by the legislature. Budget is expected to be released on time which is in mid-June. A lower than expected deficit created room for negotiations on budget items. No major impacts to WCA aside from Proposition 4 and budget revisions. As far as legislative activity is concerned, focus is mainly on wildfire and wildfire prevention measures. AB 1039 clarifies prior legislation to make it easier for nonprofits to receive advance payment of up to 25%.

Stanley highlighted the Community Connections to Wildlands project indicating the ongoing coordination with service providers Catalina Island and Nunez and Nunez. Catalina Island Conservancy has submitted a proposal to provide services from June through the end of the year. Nunez and Nunez are expected to begin services at the start of the next school year. Staff plan to engage outreach consultants to improve engagement with multiple school districts. The goal is to expand and distribute services across Southeast Los Angeles.

Stanley stated the River Ranger Program remains active and financially supported. The formal report is nearing completion with a draft expected in late June and a final version ready for distribution by early July. The report will be submitted to the legislature since the program was established through State legislation. Stanley stated the program has sufficient revenue to continue beyond the reporting period. It's supported by three Caltrans grants and additional funding may continue through State budget and the Rivers and Mountains Conservancy.

Board Member Kalmick asked what the River Rangers roll is, what is their function. Stanley stated they assist with cleanup, alert public safety officials if needed and engage with the public particularly in the parks adjacent to the LA River.

Robert Segarra highlighted the West Coyote Hills Phase II Acquisition project stating the purchase and sale agreement (PSA) has been finalized. Chevron accepted all WCA red lines and legal counsel cleared the agreement with no further review.

Segarra highlighted the San Gabriel River Center project. On May 12th, Phase 2 bids were received but exceeded budget due to contractor proposal errors. The RFP will be split in two parts. The visitor center will be procured directly by staff and planned as a modular building to stay on schedule. The separate RFP will be issued later for a general contractor to hand ancillary and site work.

Segarra highlighted the Florence Place Revitalization project. The Florence Place appraisal valued at \$730,000. Staff is working with DTSC, Citadel EHS and the property owners on acquisition timeline. Additional soil investigations are required to determine any remaining contamination upon acquisition.

Segarra highlighted the Azusa Wilderness Park project. Currently in the bidding phase, with bids due May 26th. Two contractors are expected to submit proposals. Coordination is ongoing with the City of Azusa and are waiting on final permits from the building department. Construction is anticipated to begin late June or early July pending approvals and process completion.

Segarra highlighted the East Fork Oaks River Access project. Extension request to RMC was approved extending the performance period to December 31, 2026. Value engineering is complete and updated cost estimates have been accepted. Procurement phase is underway, with bids due mid-June. Additional funding is being pursued with the U.S. Forest Services. Construction is expected to begin mid to late summer 2026.

7. Expenditure Report

Rochelle Coe stated expenditure report includes Exhibit A, the fiscal year 2025/26 Budget with balances as of April 30, 2026. Exhibit B, Statement of Receipts and Disbursements for quarters ending September 30, 2025, December 31, 2025, and March 31, 2026.

Coe stated under revenues, the Authority expects the JPA contributions from the LA County Flood Control District. The Authority received several reimbursement payments related to San Gabriel River Center and Gardens Project, the Regional Wildfire Prevention Project and advance reimbursements from the LLAR River Ranger Pilot Program. Grant revenue and associated indirect costs increased accordingly. Actual amounts remain below projection as reimbursements for several projects are still pending.

Coe stated under expenses, the Fiscal Services Auditor-Controller line item reflects receipt of first, second and third quarter invoices which aligns with the budgeted allocation. The Legal Services line item was higher than projected due to additional

legal support and review provided by the Department of Justice. Waste Removal line item was higher than expected due to additional trash service related to the vacancy of Unit 96.

Consent Calendar

8. Fund Balance Report

9. Consideration of a resolution to certify completion of the San Gabriel River Center and Gardens Project Phase I (RMC22013)

Board member Kalmick moved to approve Item 8,9. Board member Lopez seconded. Approved. Roll call vote: Ayes = 4; Nays = 0; Abstentions = 0.

Regular Calendar

10. Consideration of a resolution to approve the preliminary Fiscal Year 2026/27 Budget

Mark Stanley stated the preliminary Budget for Fiscal Year 2026/27 is brought before the Board in May ahead of the final budget to allow for discussion. The final Budget will be presented to the Board in June for final approval.

Rochelle Coe stated total General Administrative and Operating Revenue projected at \$2.59 million, a significant increase of approximately \$1.77 million from the prior mid-year update. Growth was mainly driven by an increase in indirect grant revenue of approximately \$1.75 million and a slight increase in lease revenue of approximately \$21 thousand.

Coe stated administrative expenditures total projected at \$184,761, a decrease of approximately \$36 thousand. Savings primarily from reduced equipment, software and information technology costs.

Coe stated as far as personnel and staffing are concerned, the WCA plans to hire a facilities assistant and a contracted accountant with the potential transfer to a full-time staff employee. Personnel costs include \$160 thousand for in-house staff and \$59 thousand for consultant support.

Coe stated under operations, revenue sources are received from leases of \$236 thousand, RMC contributions of \$88 thousand, indirect grant revenue of \$2.12 million and utilities reimbursements of \$1.2 thousand.

Coe further stated with regards to grants and project funding, approximately \$30.71 million is expected to be used for grants and special projects. The WCA historically analyzes and separates grant and project funds into two categories: 1) funds utilized by staff for project management and administrative support; and 2) consultant and capital expenditures. Total grant/project revenue is expected to be approximately \$30.37 million of which \$36.06 million is for capital projects and \$306 thousand for personnel expenses and administrative costs as permitted by the WCA Billable Rate Plan.

Board member Lopez moved to approve. Board member Chang seconded.
Approved. Roll call vote: Ayes = 4; Nays = 0; Abstentions = 0.

11. Consideration of a resolution to authorize the Executive Officer to execute a Purchase and Sale Agreement with Pacific Coast Homes for the acquisition of approximately 483 acres at West Coyote Hills, City of Fullerton, Orange County

Robert Segarra stated Item 11 seeks the resolution to authorize the executive officer to execute a PSA agreement for the acquisition of the West Colorado Hills. West Colorado Hills is the last remaining contiguous natural office space in north Orange County. The acquisition will cover approximately 483 acres of unimproved real property at West Coyote Hills located in Rosecrans Avenue and east of Beach Boulevard in the city of Fullerton. The property represents the remaining acreage of West Coyote Hills after the previously completed Phase I acquisition of 24.1 acres.

Segarra stated the land contains habitat of high ecological value, including coastal sage scrub and native grasslands that support sensitive species. It currently sits under an approved Vesting Tentative Tract Map for 556 residential lots. The acquisition under this PSA permanently protects the property as a public open space, which is consistent with WCA's conservation, habitat protection, and wildfire prevention objectives.

Segarra stated the seller is Pacific Coast Homes, a subsidiary of Cheron USA. The purchase price is not to exceed \$95 million, or the DGS approved fair market value, whichever is less. The deposit is \$250,000 but is credited against the purchase price at closing. The closing date is December 30, 2026, contingent on the Remediation Actual Plan being approved by DTSC and EPA by September 30. The seller has sole discretion to extend closing to March 31, 2027.

Segarra stated the PSA also includes a Remediation Guarantee under which Chevron is obligated to complete all remediation action on the property prior to WCA taking title. The remediation guarantee has been confirmed at \$12 million, \$9.7 million for conservative remediation and 20% contingency. That guarantee expires on December 29, 2026. WCA legal counsel has cleared the guaranteed structure from a legal standpoint.

Segarra stated approximately 244 abandoned oil wells will remain in the property. Those will stay under the seller's ownership with reserve access rights for re-abandonment as required by CalGEM and EPA regulations.

In terms of funding, the WCA has assembled a consortium of state, federal, and private partners, and we have identified sources that total today \$78,225,000. Of those, \$2 million are from RMC, \$53,225,000 from State Coastal Conservancy, \$10 million from the Wildlife Conservation Board, \$10 million from the U.S. Fish and Wildlife Service, and \$3 million in private contributions that are being pursued by private donors.

Segarra stated there is currently a funding gap of \$16,800,000 which needs to be secured by November 23, 2026. If WCA cannot close this gap, the PSA allows WCA to notify the seller and propose a reduced-price purchase. If no reduced purchase

price is settled, the PSA terminates with no additional penalties to WCA. Importantly, no WCA general funds are required for this acquisition. The staff costs are being funded through the existing RMC grant.

In terms of legal review and DGSS, WCA legal counsel has reviewed the PSA and confirmed it's ready to execute, subject to three non-negotiable conditions: (1) RAP is approved by DTSC prior to closing; (2) DGS appraisal review and approval; and (3) confirm funding commitments from all funding partners.

Segarra stated several key risks for awareness. RAP approval has already slipped from April to September of this year. If not approved by September 30, December controls the extension decision. Funding gap of \$16.8 million remains open, with a hard modification deadline of November 23, 2026. An independent appraisal review is required after RAP delivery in coordination with DGS, with a 30-day target. WCA staff and council are tracking each of these items and will return to the board if any material change requires further authorization.

Segarra stated it is staff recommendation that the Watershed Conservation Authority (WCA) Governing Board approve a resolution authorizing the Executive Officer to negotiate, execute, and deliver a Purchase and Sale Agreement (PSA), including a Remediation Guaranty (Exhibit E) and all related conveyance and escrow documents, with Pacific Coast Homes, a subsidiary of Chevron U.S.A. Inc., for the acquisition of approximately 483 acres of fee simple interest at West Coyote Hills in the City of Fullerton, County of Orange, at a purchase price not to exceed \$95,000,000 or the appraised fair market value as approved by the California Department of General Services (DGS).

Board Member Uranga asked if the donors were aware of the timeframe for the donations. Stanley stated all donors are aware of the time frame, the PSA and the Remediation plan. There is a contingency plan in place if WCA does not close in December which will extend to March 2027. All funding partners are highly committed to this acquisition.

BM Rivera stated for awareness, this acquisition was outside LA County jurisdiction.

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

12. Closed Session: Conference with Legal Counsel – Anticipated Litigation

(A) Significant Exposure to litigation pursuant to Government Code section 54956.9(d)(2) and (e)(3) One Case: Government Tort Claim submitted by Billy Sutt. The claim is on file with the WCA clerk and available upon request.

Elizabeth St. John, Deputy Attorney General, stated closed session was held under Item 12 on the agenda under government code section 54956.9. This was an informational item only and no action was taken.

13. Board Member Comments

14. Announcement of next meeting date – Thursday, June 18, 2026 @ 1:30pm

15. Adjournment

Chair Chang adjourned the meeting at approximately 2:20 pm.