MINUTES

Watershed Conservation Authority (WCA)
held on

Thursday, June 18, 2026
at 1:30 pm

at
Garvey Community Center
9108 Garvey Avenue
Rosemead, CA 91770

AGENDA

1. **Call to Order**

   Chair Chang called the meeting to order at approximately 1:33 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
   Ali Saleh, Mayor/City of Bell
   Roberto Uranga, Councilmember/City of Long Beach
   Francisco Lopez, Second 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 May 21, 2026, meeting was approved.

Board member Kalmick moved to approve. Board member Paul 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 he would be providing key updates regarding Proposition 4 (Prop 4). Prop 4 was removed from the state budget package that was passed and will instead be considered through a trailer bill. Implementation is still expected to occur. The implementation of Prop 4 has been delayed due to issues related to the Administrative Procedure Act and the regulatory authority needed by the Rivers and Mountains Conservancy (RMC). The RMC is working with the Office of Administrative Law to establish or approve regulations necessary to administer Prop 4 funds. The trailer bill is expected to be considered in late July or early August. Prop 4 grant funds cannot be disbursed until the regulatory issue is resolved even though RMC has already awarded grants under the program. Prop 4 includes $10 billion in funding and an additional 25 million is designed for the State Coastal Conservancy's acquisition of West Coyote Hills which is on the agenda today.

Robert Segarra highlighted the West Coyote Hills project indicating they reached a major milestone with the execution of the purchase and sale agreement on June 17. Escrow is being opened with First American, and a $250,000 deposit is being processed. Appraisals bids are being solicited to support the DGS independent review. Item 12 on today's agenda will seek ratification of funding received for the acquisition.

Segarra highlighted the San Gabriel Rivers Center and Gardens Phase 2 indicating construction bids came in nearly double the available budget. Staff will recommend rejecting all bids which is being brought before the Board today. The project will rebid in two separate packages to improve cost control. Additional details will be provided in the board report.

Segarra highlighted the Azusa Wilderness Park project. Only one bid was received and was approximately 73% over budget. Staff determined the cost estimate was valid and attributed the high bid to limited competition. The likely next step will be to reject the bid and broaden the pool to attract more bidders. City permits have been approved and only the Public Works grading permit remains pending.

Segarra highlighted the East Fork Oaks, Stairway & Overlook project. Following bid rejection and value engineering efforts, the project is being re-advertised through

PlanetBid. Optional bid items were added to provide greater budget flexibility. Two mandatory job walks are planned to encourage broader bidder participation and competition.

Segarra highlighted the Blue Bird, Colby and Easley preacquisition project stating staff is progressing through due diligence. Staff is finalizing work with the consultant Happy Grow Realty and expect a report by the end of the month. Additional information and recommended path forward with the acquisition will be presented at the next board meeting.

Segarra highlighted the Florence Place Revitalization project stating the appraisal has been completed. Staff is currently waiting for the remediation action plans to be terminated before moving forward with recommendations on the project.

Vice Chair Paul asked why do you think there are too few bidders on these projects and why are the bids so high. Segarra replied, one of the reasons was due to only having four pre-qualified bidders which limited the pool from the get-go. Of the four bidders, only two showed up to the mandatory job walks. Staff decided it’s best to do outreach and not rely only on outreach through PlanetBids. The other reason is some of the projects are far away and most contractors are not used to working on that environment.

7. Expenditure Report

Rochelle Coe stated expenditure report includes Exhibit A, the fiscal year 2025/26 Budget with balances as of May 31, 2026.

Coe stated lease revenue is generally on track with projections, but the tenant in Unit 96 is delinquent on rent payments for May and June. The Agency is pursuing collection efforts and has issued notices regarding the overdue rent.

Grant revenue increased due to reimbursement payments received for the San Gabriel River Center and Gardens Project. However, reimbursements are still pending for Community Connections to Wildlands, Regional Wildfire Prevention Project and the San Gabriel River Center and Gardens Phase 2 project. Once received, revenue is expected to align with projections.

Coe stated SEP Federal grant revenue exceeded projections because of reimbursement from LACSD SEP for engineering and constructions expenses related to the San Gabriel River Center and Gardens project. Federal grant revenue also exceeded projections due to reimbursement from the U.S. Forest Service for expenses associated with the Coldbrook and Crystal Lake Host Site project.

Coe stated under expenses, the Fiscal Services Auditor-Controller expense line is currently below budget because the final invoice from the Los Angeles Auditor Controller, covering April through June 2026, has not yet been received. Once recorded, expenses are expected to align with the budget. Electricity expenses are slightly over budget because the agency resumed responsibility for the Edison utility account at the vacant property located at 455 S. Rall Avenue to maintain active service.

Consent Calendar

8. **Fund Balance Report**
9. **Consideration of a resolution to approve a fourth contract extension with Nicole Law for professional financial consulting services (WCA24553)**
10. **Consideration of a resolution to approve a third contract extension with Faby Sarwono for professional financial consulting services (WCA24555**

Board member Perez moved to approve Item 9,10. Board member Kalmick seconded. Approved. Roll call vote: Ayes = 4; Nays = 0; Abstentions = 0.

Regular Calendar

11. **Consideration of a resolution to approve the final budget for FY 2026/27**

Rochelle Coe stated item 12 seeks the resolution to approve the final Budget for Fiscal Year 2026/27. It is staff recommendation that the Watershed Conservation Authority (WCA) Governing Board approve the final budget for Fiscal Year 2026/2027.

Coe stated in accordance with the provisions of the Joint Powers Agreement, the adoption of the WCA budget by the WCA Governing Board is required. The budget is separated into four revenue and expenditure components: Administrative, Personnel, Operations, and Grants and Special Projects with revenue totaling $32,957,518 and expenditures total amount of $30,739,794, before net position transfer of $2,217,724.

WCA mission is to serve communities in our region through the preservation of open space, and through the improvement of access to parks and trails.

The Watershed Conservation Authority (WCA) was formed in 2003 as a Joint Powers Authority pursuant to the Joint Exercise of Powers Act of the San Gabriel and Lower Los Angeles Rivers & Mountains Conservancy (RMC), one of ten State of California conservancies, and the Los Angeles County Flood Control District (District), governed, as a separate entity, by the County of Los Angeles Board of Supervisors, for the purpose of providing a comprehensive program to expand and improve open space and recreational opportunities for the conservation, restoration, and environmental enhancement of the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, groundwater recharge, and water conservation.

Mark Stanley stated fiscal year 2025-2026 accomplishments included admitting the candidate agreement, which allowed for two joint voting partners in contribution to the WCA. Implemented a cloud based software solution to enhance our financial and project management capabilities. We established a payroll specific bank account with Citizens Business Bank to support payroll processing services. WCA also changed its management structure, we have full-time employees and also contract out for management, which received board approval mid-way through this fiscal year. This has made WCA more efficient and has made the operation of the organization more stable. We anticipate that its going to be a long-term solution. WCA will come to you in July for updates to the billable rates.

Stanley stated in term of grants awarded during fiscal year, we had $4.3 million in additional funding for Phase 2 of the River Center, which we are currently actively involved in. Major completion is anticipated by the end of the calendar year with the opening of that expansion in the first quarter of 2027. $270,000 was also granted to the WCA for due diligence for the property transfer from the Glendora Community Conservancy of the Bluebird, Colby and Easley preacquisition. Properties which are all located in the City of Glendora. Due diligence process is almost complete as stated earlier by Robert Segarra. Three grants listed in the backend, from Caltrans, are also on the today's agenda because WCA is actively in those negotiations and are included in the budget numbers.

Stanley stated some of the major highlights appear in the liaison report including the River Ranger Program whose study is concluding shortly, the Community Connections to Wildlands program which has been running for two years and of the program of which WCA would like to do more robust outreach to the community of Southeast Los Angeles to make sure all of Southeast Los Angeles is captured.

Stanley stated also listed are the numerous major highlights and opportunities that are anticipated in 2026-2027 related to many of the projects that are active as well as West Coyote Hills project whose acquisition is anticipated to occur by the end of the calendar year with WCA's funding partners.

Stanley stated, in terms of the organization, the chart illustrates the governing board, legal counsel, executive officer, financial management personnel, facility manager, and project managers. The asterisk means that WCA is contracting management services for those positions.

Coe highlighted the fiscal controls and procedures. The WCA is responsible for development and adoption of an annual budget with continuous monitoring of the budget versus actual progress throughout the fiscal year. We are also responsible for reporting and control of financial operations and accountability for WCA's operations, contracts, grant programs and projects. Ensuring the validity of all requests for payment of obligations or deposit of receipts according to the WCA's supporting documents such as contractual payments, invoices, etc. The Los Angeles County Auditor-Controller is responsible for depositing and acting as custodian to WCA funds which are held in County's Treasury Pool for purposes of accruing interest. They also verify and report on a quarterly basis to the Authority the activity in each fund. And lastly, they perform activities as the auditor and controller of the funds.

Coe stated there are four major fund categories in the schematic fund structure which ends up going through controls with the Los Angeles County. The four major fund categories are the general fund, personnel fund, operational funds and the grants and special project funds. As far as the major funds are concerned, there are currently over 30 different accounts that we hold with the Los Angeles County.

Coe stated under analysis of net position, there are over $34 million in net assets. The actual non-depreciable land is over $28 million and cash on hand is typically about $4 million which is mostly due to grant reimbursements.

Coe stated in the budget overview section, the chart breaks down the revenues and expenditures. The major categories of revenue are the general administrative revenue, general operational revenue, and grants and special projects revenue. The majority of revenue that comes into the WCA is from the Rivers and Mountains Conservancy. Grant revenue is nearly $33 million whereas expenses is nearly $31 million.

Coe stated in the revenue overview, incoming grant revenue sources are as follows - RMC, SEP, Federal Funds, other State Funds and other County and Local Funds.

Coe stated under administrative and operational revenue, WCA is the owner of the various properties whereas WCA collects rent. This includes the residential units, one commercial unit, and a billboard.

Coe stated under grants and special project revenue, there are capital projects were over $28 million comes in. That is among expenditures that are going on to pay for development of those projects.

Coe stated personnel expenditures have been reduced over time because the philosophy is paying for personnel costs will be funded through contributing services.

Coe stated general and operational expenditures are all the things that are associated with operating the organization by location and utility services.

Board Member Perez asked where the billboard was located. Stanley stated, it is located in South Gate. WCA owns the billboard as it is located on WCA property, the Parque Dos Rios property. Board Member Kalmick asked if it was digital billboard. Stanley replied no. Board Member Perez stated those were very controversial both as a distraction for drivers as well as harmful to native animals because of the light.

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

12. Consideration of a resolution ratifying the Executive Officer's execution of an agreement with the State Coastal Conservancy accepting a grant of $1,600,000 for the acquisition of West Coyote Hills

Robert Segarra stated Item 12 seeks the resolution to ratify the Executive Officer’s execution of a grant agreement with the State Coastal Conservancy (SCC). The grant provides $1.6 million toward the acquisition of West Coyote Hills. The SCC previously authorized the grant in April 2026, and the agreement was executed to meet the SCC’s required timeline.

The acquisition is proceeding under the Purchase and Sale Agreement (PSA) authorized by the board May 21, 2026 (Resolution 2026-18). As of June 17, 2026, the PSA with Pacific Coast Homes was fully executed, escrow was opening with First American, and the WCA was processing a $250,000 deposit.

Segarra stated the acquisition funding structure currently includes approximately $78,225,000 from funding partners including $53,225,000 from SCC. A remaining gap of approximately $16.8 million is still being pursued and not discretionary funds have been committed to the acquisition.

The recommendation is that the governing board adopt the resolution ratifying the Executive Officer's execution of the SCC grant agreement with the California State Coastal Conservancy to receive $1.6 million for the West Coyote Hills acquisition and related activities.

Board Member Paul ask if there was a deadline to purchase the property. Segarra stated yes, December 31, 2026. There is an option to extend it to an additional three months if funding is not secured. WCA needs to notify them as well of the gap in funding by November.

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

13. Consideration of a resolution ratifying the Executive Officer's execution of an agreement with State of California Department of Transportation (Caltrans) for the Clean California Local Grant Program Restricted Grant Agreement No. 07-CCEP-05 (CCEP-6473(001)) for the Lower Los Angeles River cleanup, State Route 1 to the Los Angeles River mouth

Robert Segarra stated he would be presenting Item 13 to the Board and also to inform them that Items 13,14, and 15 involve three separate but nearly identical Caltrans Clean California Local Grants for cleanup projects along different segments of the Lower Los Angeles River. Each item requires a separate resolution and vote even through the grants share the same purpose, funding amount and presentation.

The three grant segments are as follows: Item 13 (No. 07-CCEP-05) the segment between State Route 1 and the LA River mouth; Item 14 (No. 07-CCEP-06) the segment between Interstate 105 to State Route 91; and Item 15 (No. 07-CCEP-07) the segment between East Slauson Avenue to the Rio Hondo confluence.

Segarra stated all three grants fund litter abatement, graffiti removal, and cleanup of public right-of-way areas along the Lower Los Angeles River. The work will be performed by the Conservation Corps of Long Beach (CCLB), combining environmental cleanup with workforce development and transitional employment opportunities for individuals facing barriers to employment.

Segarra stated each grant has a total project budget is $239,901 which consists of a $199,901 grant from the Clean California Local Grant Program and a $40,000 in-kind local match by the CCLB. The total reimbursable period runs from April 15, 2026, through July 30, 2027. The Executive Officer executed all three grant agreements on June 1, 2026, and the Boad is now being asked to ratify those actions.

Board Member Perez asked where exactly the clean site would be and do they include the native things? David Sall, CCLB, stated the grant is focused on not only clean up but also community engagement and restorations along the river. Building a lot of community relationships in the communities adjacent to the river by engaging them in community cleanup events.

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

14. **Consideration of a resolution ratifying the Executive Officer's execution of an agreement with State of California Department of Transportation (Caltrans) for the Clean California Local Grant Program Restricted Grant Agreement No. 07-CCEP-06 (CCEP-6473(002)) for the Lower Los Angeles River cleanup, Interstate 105 to State Route 91**

    Please refer to Item 13 for report.

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

15. **Consideration of a resolution ratifying the Executive Officer's execution of an agreement with State of California Department of Transportation (Caltrans) for the Clean California Local Grant Program Restricted Grant Agreement No. 07-CCEP-07 (CCEP-6473(003)) for the Lower Los Angeles River cleanup, East Slauson Avenue to the Rio Hondo confluence**

    Please refer to Item 13 for report.

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

16. **Consideration of a resolution to reject all bids received for Bid No. 2026-04, San Gabriel River Center and Gardens (SGRCG) Phase 2 Construction Project**

    Robert Segarra presented Item 16 which recommends rejecting all bids received for the San Gabriel River Center and Gardens Phase 2 construction project and authorizing Staff to reprocure the work through two separate solicitations.

    The WCA received two bids under Bid No. 2026-04 on May 12, 2026. Both bids were nearly double the available budget, making the award of the contracts financially impractical. Following consultation with legal counsel, Staff recommends rejecting all bids. To improve the cost control and competitiveness, Staff proposes splitting the project into two packages. A separate solicitation for the prefabricated visitor center building. And, a separate bid package for general site improvements.

    Segarra stated this approach allows both procurements to proceed in parallel and broadens competition among specialized vendors, particularly prefabrication manufacturers. Staff has published the prefabricated package as Bid No. 2026-07 and is seeking Board ratification of the bid rejection letters sent.

    Segarra stated it is staff’s recommendation that the Board adopt a resolution rejecting all bids received under Bid No. 2026-04 for the San Gabriel River Center and Gardens (SGRCG) Phase 2 Construction Project and authorize staff to reprocure the project through two separate solicitations as described above.

Board Member Kalmick asked if we anticipate moving forward of encountering more surprises. Segarra stated unfortunately, we expect to run into more of these situations and as previously stated the limited number of pool of bidders raises these issues. Our recommendation will hopefully lessen these issues.

Chair Chang asked if the prefab buildings were built here in the United States or internationally. Segarra stated they are built in the US.

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

17. **Board Member Comments**

No comments made by any board member.

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

19. **Adjournment**

Chair Chang adjourned the meeting at approximately 2:34 pm.