



**WESTERN RIVERSIDE COUNTY  
REGIONAL CONSERVATION AUTHORITY**

[www.wrc-rca.org](http://www.wrc-rca.org)

**MINUTES  
Monday, June 11, 2007**

**1. CALL TO ORDER**

The meeting of the Western Riverside County Regional Conservation Authority Board of Directors was called to order by Vice Chairman Eugene Montanez at 1:02 p.m. in the Board Room of the County Administrative Center, 4080 Lemon Street, First Floor, Riverside, California, 92501.

**2. ROLL CALL**

**Board Members/Alternates Present**

Bob Buster  
Mary Craton  
Larry Dressell  
Frank Hall  
Jim Hyattl  
Darci Kuenzi/Marion Ashley\*  
John Machisic  
Eugene Montanez  
Robert Schiffner  
Jeff Stone\*  
Dale Stubblefield  
John Tavaglione  
Gary Thomasian  
Charles White  
Mark Yarbrough

**Board Members Absent**

Dom Betro  
Maryann Edwards  
Robin Lowe  
Roy Wilson

\*Arrived to the meeting during Closed Session.

**3. PUBLIC COMMENTS**

Michelle Randall of Corona, California, expressed her thanks to RCA Board Members Bob Buster and Gary Thomasian for their letters updating her on the work being done by the County and City of Murrieta to protect the Estelle Mountain Matthews Reserves. She recognized the work and praised Ali Sahabi, a neighboring property owner, for closing the railroad easement being used to access the preserve by motorcycle riders and posting a guard on weekends. She stated that boulders and trenches were used in an effort to deter off-road riders from gaining entry to the El Sobrante Landfill. Ms. Randall showed a picture of Lake Matthews Reserve before and after the fire for which 80% of the reserve was consumed by fire.

Vice Chairman Montanez, on behalf of the RCA Board of Directors, thanked Ms. Randall for her work to protect the reserve lands. He informed the Board that the City of Corona had to deploy their helicopter over the weekend as some of the Sheriff's staff came under fire in the area. He suggested additional weekend manpower to which John Tavaglione indicated that he will contact the Sheriff's Office and look into this matter.

**4. BOARD MEMBER ANNOUNCEMENTS**

There were no Board Member announcements.

**5. ADDITIONS/REVISIONS**

There were no additions/revisions to the agenda.

**6. APPROVAL OF MINUTES**

*M/S/C (MACHISIC/KUENZI) to approve the minutes of the May 16, 2007 as presented.*

**7. CONSENT CALENDAR**

*M/S/C (THOMASIAN/CRATON) to approve the following Consent Calendar items:*

**7.1 RECURRING CONTRACTS FOR FISCAL YEAR 2007-08**

Approve the Recurring Contracts for Fiscal Year 2007-08.

**7.2 THIRD QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2006-07**

Receive and file the third quarter financial report.

**7.3 WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY POSITION RECLASSIFICATION**

- 1) Approve the attached Class Specification; and,
- 2) Approve reclassifying one Principal Development Specialist to RCA Land Acquisition Analyst, effective July 5, 2007.

## 8. POLICY ITEMS

### 8.1 RECOMMENDATION SUPPORTING EARLY DISCUSSIONS OF CONSISTENCY ISSUES WITH THE COUNTY/CITIES AND PROJECT PROPONENTS

Joe Richards, Deputy Executive Director, stated that the County, cities and project proponents meet on a regular basis. These meetings occur after the projects are filed and undergoing HANS process. He requested the RCA Board's support to encourage that a meeting of the permittees and the development community be held prior to the start of the HANS process. It is in the best interest of the developer, County/city, and the RCA to review the development plans in advance prior to submittal so that options may be explored to address potential inconsistencies and, therefore, expedite the process.

Tom Mullen, Executive Director, added that often times, there is habitat that the property owner is not aware of. The proposal for an informal consultation would benefit the Plan as well as save the property owner and the permittee time and money.

In response to Gary Thomasian's question regarding the process would work, Joe Richards advised that project proponents would contact the County or the city and the RCA for an informal consultation to review the project and its relationship to the Plan. At that time, it will be determined if there are issues with respect to reserve assembly, issues regarding other requirements of the Plan, special surveys, etc. Information could then be provided to the developer at an early stage to assist them in making appropriate project design decisions. He acknowledged that this is currently done by the City of Murrieta, the County and some cities, but would like to encourage that all Western Riverside County cities do so as well.

Bob Buster asked if the encouragement for informal consultation be in the form of materials and flyers distributed by the County and cities, and Joe Richards said that this would be one of the means to use but it would be left up to the agency's discretion.

Tom Mullen advised the RCA Board that staff is completing a procedures manual to be distributed to the permittees and that training sessions will be held for the permittees. The availability of an informal consultation will be included in the manual. He then acknowledged the presence of the Executive Director of the Building Industry Association and they will have the information as well.

Darci Kuenzi asked if the County or the City would be invited to the meeting when a project proponent contacts RCA for an informal consultation. Joe Richards said that RCA staff will contact all of the appropriate agencies for the meeting. He noted that the informal consultation would not only apply to private project proponents, but to public agencies with infrastructure projects as well.

***M/S/C (KUENZI/THOMASIAN) to support joint meetings of the RCA, the County/Cities, and developers to discuss MSHCP consistency issues prior to the formal filing of development plans.***

## **8.2 RECOMMENDATION REGARDING TEMPLATE CRITERIA REFINEMENT POLICY FOR THE COUNTY AND CITIES**

Joe Richards said that last year, the RCA Board adopted a policy regarding the RCA's role when it takes on a criteria refinement. Staff is requesting that the RCA Board endorse a template criteria refinement policy that outlines the role of the County and the cities. It will be distributed to the County and the cities, and will also be included in the procedures manual.

***M/S/C (BUSTER/MACHISIC) to:***

- 1) Endorse the template criteria refinement policy language; and***
- 2) Request that the County and Cities adopt the policy or an equivalent policy.***

## **9. EXECUTIVE DIRECTOR'S REPORT**

### **9.1 UPDATE REGARDING THE ROUGH STEP**

Tom Mullen recalled recent criticisms from the federal and state regulatory agencies with regards to rough step beginning with 2004 and 2005, not recognizing that the RCA is a fairly new agency. In April, the 2006 rough step numbers were presented to the RCA Board showing that while out of rough step, the RCA is only out of rough step by a few acres in a majority of the rough step areas. Subsequent to that, in trying to determine how RCA got to this position even with 9,000 acres acquired and approximately \$75

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million expended for land acquisition last year (with over half of the funding contributed by local agencies for the assembly of the reserve to date), staff found that the formula that is in place was developed by state agencies and adopted as part of the MSHCP Plan. He continued and said that in mid-2005, a "clerical correction" was made to the Plan which modified the formula to equal to zero. The formula, as adopted by the RCA Board and the permittees, allowed a 10% deviation to be in compliance. With the 10% deviation, RCA would be in compliance. Consequently, staff is recalculating the annual reports for 2004, 2005, and 2006 and they will be presented to the RCA Board in July.

Tom Mullen continued and informed the RCA Board that staff is also working with the regulatory agencies regarding their question on the 2005 annual report and the inclusion of public quasi-public (PQP) lands. The RCA Chairman was in attendance at the meeting with the agencies last week. He said that it is uncertain if the PQP will have an impact on the rough step.

Vice Chairman Montanez requested that staff include in their report background information noting the various categories, habitat status of each of the criteria areas, etc., for the benefit of the RCA Board members.

### **9.2 BUILDING INDUSTRY ASSOCIATION (BIA) RADIO SPOTS REGARDING MSHCP**

At this time, Borre Winckel, Executive Director of the BIA, presented their public radio announcements which briefly describe the BIA and their contribution towards the environment, infrastructure and habitat conservation plan. These are broadcasted by KFI, KNX, KFRG, and KOLA radio stations during the commute hours. The announcements were created because of recent attacks on the integrity of the Plan and to those connected with the Plan. The BIA felt that there is a need to make the public aware that Riverside County is in the forefront and is doing something unique with its MSHCP and TUMF. In addition, the City of Riverside will launch a green building program tomorrow, and he encouraged the cities and the County to also adopt the program with the same standards in order to have consistency countywide. He advised members of the RCA Board not to succumb to the hysteria concerning global warming. Finally, he reviewed the current situation of the housing industry and advised public agencies, relying on the home building industry revenues for funding infrastructure projects, to reduce their revenue projections by 50% for the next two years.

Vice Chairman Montanez, on behalf of the RCA Board, thanked Borre Winckel and the BIA for their work and for the report.

**10. LAND ACQUISITION UPDATE**

Ken Graff, Director of Land Acquisition and Management, reported that 11 properties are currently in escrow and the total acres conserved remains at 39,043 acres.

**11. ITEMS FOR NEXT MEETING**

Bob Buster requested staff to meet with the County Fire Hazard Task Force to review the areas being outlined as prospective development in potential fire hazard areas to determine if they overlap with the conservation criteria areas in order to plan appropriately, as well as get information on the status of the species in the set aside areas. He expressed his appreciation to Borre Winckel for the Southern California-wide advertisement.

At this time, Vice Chairman Montanez adjourned the meeting to Closed Session.

**12. CLOSED SESSION:**

**Conference with Real Property Negotiator  
Pursuant to Government Code Section 54956.8**

- |             |  |
|-------------|--|
| <b>12.1</b> | <b>Property:</b> Assessor's Parcel Nos. 278-190-010, 278-190-011                     |
|             | <b>Negotiating Parties</b>   |
|             | <b>Agency Negotiator:</b> Director of Land Acquisition and Property Mgt. or Designee |
|             | <b>Property Agent:</b> Bolton/John Anderson  |
|             | <b>Under Negotiation:</b> Price/Terms  |
|             |  |
| <b>12.2</b> | <b>Property:</b> Assessor's Parcel No. 323-020-033                                   |
|             | <b>Negotiating Parties</b>   |
|             | <b>Agency Negotiator:</b> Director of Land Acquisition and Property Mgt. or Designee |
|             | <b>Property Agent:</b> Campion/Kevin Campion   |
|             | <b>Under Negotiation:</b> Price/Terms  |
|             |  |
| <b>12.3</b> | <b>Property:</b> Assessor's Parcel No. 932-020-021                                   |
|             | <b>Negotiating Parties</b>   |
|             | <b>Agency Negotiator:</b> Director of Land Acquisition and Property Mgt. or Designee |
|             | <b>Property Agent:</b> Damietta Ranch/Adel Eldahmy                                   |
|             | <b>Under Negotiation:</b> Price/Terms  |



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**13. ADJOURNMENT**

There being no other items to be considered, Vice Chairman Montanez adjourned the meeting. The next meeting of the Western Riverside County Regional Conservation Authority Board of Directors is scheduled to be held on Monday, July 2, 2007, at 1:00 p.m. in the Board Room of the County Administrative Center, First Floor, 4080 Lemon Street, Riverside, California.

Respectfully submitted,

A handwritten signature in blue ink that reads "Honey Bernas". The signature is written in a cursive style with a long, sweeping tail.

Honey Bernas  
Clerk of the Board