

*Regional Conservation Authority***RETAINER AGREEMENT BETWEEN THE WESTERN RIVERSIDE  
COUNTY REGIONAL CONSERVATION AUTHORITY AND  
HOGAN LOVELLS US LLP (DOUG WHEELER)****Staff Contact:****Charles V. Landry, Executive Director  
(951) 955-9700****Background:**

In the six years since adoption of the Plan, the Authority has made substantial progress toward achievement of its acquisition goals. Of the 153,000 acres of privately-owned land to be acquired, 41,932 acres has been acquired, at a total cost of \$382.5 million. Despite contributions from the state and federal governments, most of this cost has been borne by the Authority and the Permittees. Notwithstanding this early progress, it has become necessary to rethink our acquisition strategy and identify a new mechanism by which to adequately finance our land acquisitions.

In our efforts to secure additional funding sources, RCA staff and consultants have been working toward the development of a Habitat Conservation Revolving Fund. Such a fund would enable the Authority to borrow funds at advantageous rates, with repayment over time from local sources of revenue, possibly including sales and transfer taxes, development fees and/or special district assessments. While there are encouraging signs of support for a Habitat Conservation Revolving Fund within California's increasingly-influential Congressional delegation, in the executive branch, and among conservation organizations, much work remains to be done.

Doug Wheeler, a partner in the environmental practice of Hogan Lovells US LLP, an international law firm with headquarters in Washington, D.C., has been assisting the RCA on a pro bono basis in its efforts for the past two years. Mr. Wheeler has been instrumental in shaping the revolving fund concept, and in building support for its enactment. Mr. Wheeler is expertly suited for this, as his career includes an eight-year stint as California's Secretary for National Resources from 1991-1999. He also developed the Natural Communities Conservation Planning (NCCP) concept of which the MSHCP is a part.

Staff would like to retain the firm of Hogan Lovells US LLP to represent the Authority in this matter, through its partner, Doug Wheeler, and other attorneys in its various practice groups as appropriate. Effective May 1, 2010, Hogan & Hartson became Hogal Lovells US LLP; all prior references to Hogan & Hartson are superseded by the Firm's new name. The services to be provided will include fully developing the legislative proposal; mustering and organizing support from allied interests and organizations, including other "sunbelt" communities which might benefit from a revolving fund; representing interests of RCA before, during and after Congressional consideration of the bill, including recruitment of sponsors and the management of Congressional hearings, as appropriate;

