



**WESTERN RIVERSIDE COUNTY  
REGIONAL CONSERVATION AUTHORITY**

**MINUTES**

**Monday, September 11, 2006  
1:00 p.m.**

**1. CALL TO ORDER**

The meeting of the Western Riverside County Regional Conservation Authority Board of Directors was called to order by Chairman Kelly Seyarto at 1:01 p.m. in the Board Room at the County Administrative Center, 4080 Lemon Street, First Floor, in Riverside, California, 92501.

**2. ROLL CALL**

**Board Members/Alternates Present**

Marion Ashley  
Bob Buster  
Chris Buydos  
Mary Craton  
Chris Buydos  
Larry Dressel  
Frank Hall  
Robin Lowe  
John Machisic  
Shenna Moqheet  
Robert Schiffner  
Kelly Seyarto  
Jeff Stone  
Chuck Washington  
Charles White  
Mark Yarbrough

**Board Members Absent**

Dom Betro  
Roy Wilson

**3. PUBLIC COMMENTS**

There were no public comments.

**4. BOARD MEMBER ANNOUNCEMENTS**

There were no Board Member announcements.

**5. ADDITIONS/REVISIONS**

There were no additions or revisions.

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**6. APPROVAL OF MINUTES**

*M/S/C (LOWE/BUSTER) to approve the minutes of the July 24, 2006 as presented.*

**7. CONSENT CALENDAR:**

*M/S/C (LOWE/BUYDOS) to approve the following Consent Calendar Items:*

**7.1 ADOPTION OF RESOLUTION NOS. 06-07, 06-08, AND 06-09 APPROVING SUBGRANT AGREEMENTS WITH THE WILDLIFE CONSERVATION BOARD**

1. Adopt Resolution No. 06-07, which approves Subgrant Agreement SG-6001WG between the Regional Conservation Authority and the Wildlife Conservation Board;
2. Adopt Resolution No. 06-08, which approves Subgrant Agreement SG-6002WG between the Regional Conservation Authority and the Wildlife Conservation Board;
3. Adopt Resolution No. 06-09, which approves Subgrant Agreement SG-6005WG between the Regional Conservation Authority and the Wildlife Conservation Board; and
4. Authorize the Chairman, pursuant to Legal Counsel's review, to execute subgrant agreements on behalf of the Authority.

**7.2 FISCAL YEAR 2004-05 INDEPENDENT AUDITORS' REPORT OF THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY**

1. Receive and file the Fiscal Year 2004-05 Independent Auditors' Report; and
2. Endorse the actions shown in Attachment 2 of the staff report.

**7.3 MODIFICATION OF PROPERTY ACQUISITION PROCEDURES AND ADOPTION OF ORDINANCE 06-01 ESTABLISHING A PROCEDURE TO DELEGATE PROPERTY ACQUISITIONS**

*Adopt Ordinance 06-01, "An Amendment to Ordinance 04-02 of the Western Riverside County Regional Conservation Authority Establishing a Procedure to Delegate Property Acquisitions."*

**7.4 CONTRACT FOR SPECIAL PROGRAM AND ECONOMIC FORECAST STUDY**

1. Authorize the Executive Director to negotiate a contract with Rand Corporation;
2. Authorize the Chairman, after review and approval by Legal Counsel, to execute a contract with Rand Corporation in an amount not to exceed Nine Hundred Twenty-Two Thousand Five Hundred Fourteen Dollars (\$922,514) to perform the services summarized in the staff report; and
3. Authorize the Executive Director to issue change orders, as warranted, totaling up to fifteen percent (15%) of the total contract value.

**7.5. INTRODUCTION OF RESOLUTION NO. 06-10 AMENDING THE AUTHORITY'S BYLAWS REGARDING THE STRUCTURE AND FUNCTION OF STANDING COMMITTEES**

1. Approve the revisions to the Bylaws concerning the structure and function of standing committees; and
2. Authorize staff to agendize this matter for possible adoption at the October 2, 2006 Board meeting.

**8. POLICY CALENDAR:**

**8.1 POLICY REGARDING FORMATION AND ROLE OF THE AD HOC COMMITTEE (SECTION 6.6.2 OF THE MSHCP)**

Joe Richards, Deputy Executive Director, reviewed the proposed policy as related to the formation and role of the ad hoc committee, as well as the process in determining consistency on development projects with respect to the Plan. If the permittee and RCA are unable to reach resolution during the process, the Plan calls for an ad hoc committee of elected officials to further review and attempt to resolve the issues. There has not been a need for an ad hoc committee in the past, but it appears that there is a project in the unincorporated area that may require the assembling of an ad hoc committee. The proposed composition of the ad hoc committee includes: 1) the County Supervisor of the district in which the project is located; 2) the member representing the City whose sphere of influence contains the project; 3) two County Supervisors; and, 4) a member representing a city staff. He recommended that the Board adopt the policy regarding the formation and role of the ad hoc committee.

***M/S/C (LOWE/MACHISIC) to adopt the policy regarding the formation and role of the ad hoc committee.***

**Abstained: Washington**

**8.2 FORMATION OF AD HOC COMMITTEE JPR 05-10-06-02/HANS 145/PM 30595 GREENEWAY DEVELOPMENT**

Joe Richards stated that this item is to establish an ad hoc committee for the Greenway project under JPR 05-10-06 due to the fact that during the "meet and confer" process, a resolution was not reached. Therefore, the next step is to assemble an ad hoc committee of elected officials to further review and attempt to resolve the issues. As noted in the previous agenda item, he recommended that the RCA Board appoint an ad hoc committee composed of: 1) the County Supervisor of the District in which the project is located; 2) the member representing the City whose sphere of influence contains the project; 3) two County Supervisors; and, 4) a member representing a city staff.

In response to Board Member Robin Lowe's question if having three County Supervisors appointed to the ad hoc committee would place them in jeopardy, Steve DeBaun, Legal Counsel, stated that it would not place them in jeopardy as they would be meeting as part of their RCA Board responsibilities.

At this time, Chairman Seyarto opened the item for public comments.

Mr. C. Kline of PAC II Partners, on behalf of Mr. Greenway, spoke and informed the RCA Board that he was present today to answer any questions that they may have on the Greenway Development.

***M/S/C (STONE/LOWE) to:***

- 1) Establish an ad hoc committee for the Greenway Development; and,***
- 2) Appoint the following Board Members to the ad hoc committee, pursuant to RCA policy, to resolve MSHCP consistency issues regarding JPR 05-10-06-02/HANS 145/PM 30595:***
  - Jeff Stone - The County Supervisor of the district in which the project is located;***

- ***Chuck Washington - The member representing the City whose sphere of influence contains the project;***
- ***Bob Buster and Marion Ashley - Two County Supervisors; and,***
- ***Kelly Seyarto - A member representing a City.***

### **8.3 POLICY REGARDING PUBLIC ACCESS TO SELECTED RESERVE LANDS**

Joe Richards said that staff is proposing a pilot public access program starting with hiking and equestrian uses for the following RCA properties: 1) Riverside Clark/Morring; 2) Kramer; and, 3) Wolfskill-Driscoll. As an example, the Riverside Clark/Morring property is adjacent to the Moreno Valley Equestrian Center and staff could set up an agreement with the Center to establish riding opportunities on the property using existing trails and roads. In all cases, the concurrence of the Wildlife Agencies is needed to be certain that RCA is in compliance as it relates to permits.

***M/S/C (LOWE/STONE) to:***

- 1) Authorize staff to develop a pilot public access program for the reserve lands identified; and***
- 2) Direct staff to bring a report back on the pilot public access program to the RCA Board in 60 days.***

### **8.4 RECOMMENDATION REGARDING COUNTY OF RIVERSIDE CRITERIA REFINEMENT**

Joe Richards reported that the County has requested that the RCA, on their behalf, undertake a Criteria Refinement on a property located north of Ironwood Avenue near Redlands Boulevard within Criteria Cell No. 836. The County of Riverside is considering adjusting the conservation configuration to allow for development opportunities. If the RCA Board authorizes staff to undertake the Criteria Refinement, the County will reimburse all RCA costs in performing the Criteria Refinement and is in compliance with RCA policy. A report with a recommendation could be presented to the Board in two months.

***M/S/C (LOWE/STONE) to authorize staff to undertake a criteria refinement for property within Cell No. 836, on behalf of the County of Riverside.***

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## 9. EXECUTIVE DIRECTOR'S REPORT

### 1. Management Audit

Tom Mullen, Interim Executive Director, presented a chart showing actions taken to date in response to the audit recommendations that were presented to the RCA Board in May.

It was determined by the RCA Board to receive and file the management audit report.

## 10. LAND ACQUISITION UPDATE

Ken Graff, Director of Land Acquisition and Property Management, informed the Board that since its last meeting, RCA has closed escrow on two additional properties which brings the total of acreage to 32,166. In addition, 3,564 acres are currently in escrow.

## 11. ITEMS FOR NEXT MEETING

No additional items for the next meeting were requested by the Board Members.

At this time, the RCA Board adjourned to Closed Session.

## 12. CLOSED SESSION:

*With respect to every time of business to be discussed in closed session, pursuant to Government Code Section 54957:*

### 12.1 Public Employee Appointment

**Title:** Executive Director

*With respect to every item of business to be discussed in closed session, pursuant Government Code Section 54956.8:*

### 12.2 Conference with Real Property Negotiators

**Property:** Assessor's Parcel No. 581-190-007

**Negotiating Parties:**

**Agency:** Director of Land Acquisition and Property Mgt. or Designee

**Property Owner:** United Five/Alex Stamakis

**Under Negotiation:** Price/Terms of Payments

### 12.3 Conference with Real Property Negotiators

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**Property:** Assessor's Parcel No. 579-430-007  
**Negotiating Parties:**  
**Agency:** Director of Land Acquisition and Property Mgt. or Designee  
**Property Owner:** De Jesus/Frank Walker  
**Under Negotiation:** Price/Terms of Payments

**12.4 Conference with Real Property Negotiators**

**Property:** Assessor's Parcel Nos. 579-430-005, 579-430-006  
**Negotiating Parties:**  
**Agency:** Director of Land Acquisition and Property Mgt. or Designee  
**Property Owner:** Santos1/Frank Walker 1  
**Under Negotiation:** Price/Terms of Payment

**12.5 Conference with Real Property Negotiator**

**Property:** Assessor's Parcel Nos. 579-430-002, 579-430-003  
**Negotiating Parties**  
**Agency Negotiator:** Director of Land Acquisition and Property Mgt. or Designee  
**Property Agent:** Santos 2/Frank Walker 2  
**Under Negotiation:** Price/Terms

There were no announcements from the Closed Session Items.

**13. ADJOURNMENT**

There being no other business before the Board, Chairman Seyarto adjourned the meeting at 1:54 p.m. The next meeting of the Western Riverside County Regional Conservation Authority Board of Directors is scheduled to be held on Monday, September 11, 2006, at 1:00 p.m. at the County Administrative Center, Board Room, 4080 Lemon Street, Riverside, California, 92501.

Respectfully submitted,



Honey Bernas  
Clerk of the Board