WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY

EXECUTIVE COMMITTEE MINUTES

Monday, October 5, 2026

1. CALL TO ORDER

The meeting of the Executive Committee was called to order by Chair Kevin Bash at 11:30 a.m., in the March Field Conference Room at the County of Riverside Administrative Center, 4080 Lemon Street, Third Floor, Riverside, California, 92501.

2. ROLL CALL

Members/Alternates Present	**Members Absent**
Karen Spiegel	Chuck Washington
Julio Martinez	Dale Welty
Kevin Bash	
Crystal Ruiz	
Joseph Morabito	

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Bash.

4. PUBLIC COMMENTS

There were no requests to speak from the public.

5. ADDITIONS / REVISIONS

There were no additions or revisions to the agenda.

6. CONSENT CALENDAR – *All matters on the Consent Calendar will be approved in a single motion unless a Board Member(s) requests separate action on specific item(s).*

M/S/C (Ruiz/Morabito) to approve the following Consent Calendar items.

6A. APPROVAL OF MINUTES – AUGUST 3, 2026

7. COUNTY OF RIVERSIDE FEE CREDIT REQUEST FOR THE CORONA CLAY PROJECT

Aaron Gabbe, Regional Conservation Director, presented the County of Riverside Fee Credit Request for the Corona Clay Project. The RCA received a request for a Local Development Mitigation Fee (LDMF) credit for the Corona Clay Project from the County of Riverside (County),

in exchange for transferring to the RCA approximately 51 acres of land that are described for conservation by the MSHCP and which would qualify as Additional Reserve Lands (ARL). The Corona Clay Project is a 113-acre development project proposed by the Corona Clay Company. It is located in an unincorporated part of the County, south of the city of Corona, north of Dawson Canyon Road, and east of Temescal Canyon Road. Lands proposed for conservation are within the Temescal Wash West subunit of the Temescal Canyon Area Plan and Cell Groups E and F. Conservation within these cell groups will contribute to the proposed extension of Existing Core 2.

The majority of the Corona Clay Project consists of various ongoing uses that have been developed over many decades. The project proposes a Conditional Use Permit, Surface Mining Reclamation Plan, Change of Zone, and General Plan Amendment. The discretionary actions proposed will permit existing operations within the project area. Approximately ten years ago the County began an effort to bring operations associated with the Corona Clay Project in compliance with County Codes. Challenges in completing the entitlement process eventually led to a settlement agreement between the County and the Corona Clay Company. The settlement agreement committed the County and the Corona Clay Company to working cooperatively to complete the entitlement process. In the agreement the County committed to providing the project with MSHCP fee credits.

The RCA Board adopted MSHCP Mitigation Fee Implementation Manual provides criteria for fee credit. The County's request is consistent with some, but not all, RCA Board-adopted policies. The request specifically complies with the following requirements in the Board's Policy:

- Land proposed for conservation is within Criteria Cells and will contribute to Reserve Assembly.
- Land proposed for conservation are of appropriate size, configuration, and location to be managed as part of the MSHCP Reserve. This land is located within areas described by the MSHCP for conservation.
- Land proposed for conservation does not include fuel modification areas, manufactured slopes, storm drains or other areas incompatible with conservation.
- The fee credit will "only be provided to the underlying property owner or development company at the time the fee applies and is not transferable to other entities, individuals, or development projects."

Specifically, the fee credit will be applied only to the project as described in the corresponding Joint Project Review document.

The request does not comply with the following policies:

- Fee credit cannot be awarded for conservation areas that are not considered developable land in the absence of the MSHCP. No fee credits are requested for conservation areas that are not considered developable land in the absence of the MSHCP.
    - The County submitted an analysis that reduced the land available for fee credit from 50.9 to 42.6, however, the appraisal submitted did not exclude the 8.3-acre difference; therefore, it is staff's interpretation that fee credit is requested for the entire 50.9 acres that will be conveyed to the RCA. Based on the property value reported in the appraisal and the estimated LDMF due, a reduction of 8.3 acres would not lower the value of the

property below the estimated LDMF due.

- The appraisal submitted by the County did not meet the standards in Section 6.1.1 of the MSHCP.

The County's fee credit request included a non-MSHCP-conforming appraisal of the conservation lands. While the appraisal submitted complies with Uniform Standards of Professional Appraisal Practice, it does not comply with the MSHCP standard, which is the Uniform Standards for Federal Land Acquisitions, commonly known as Yellow Book standards. The appraisal concluded that the land had a value of $15.00 per square foot. The total value of the 50.9 acres that will be conveyed to the RCA is $33,226,020. The County estimates that the LDMF for the project will total approximately $1,061,061. RCA staff believe that an MSHCP-conforming appraisal would not significantly lower the cost of the property that will be conveyed to the RCA as ARL.

Per the MSHCP Mitigation Fee Implementation Manual:
"[c]onservation land associated with approved Fee Credits shall be conveyed in fee title to the RCA or another entity or organization that can hold conservation easements. The conservation land shall be free of encumbrance that could adversely impact the ability to manage the conservation land in accordance with the MSHCP. Conveyance of the conserved land must occur prior to the point in time when MSHCP payment is due for the Project, and the Member Agency shall not issue occupancy permits for the Project until the conservation land has been conveyed and any fee balance has been paid to the RCA. If a non-member agency holds title to the land, the entity must enter into a Management Memorandum of Understanding with the RCA agreeing to manage the land in accordance with the MSHCP prior to issuance of a grading permit for the Project."

The County estimates that the LDMF for the Project will total approximately $1 million. The estimated LDMF for this project is based on impacts described in pending discretionary approvals. The fiscal impact is estimated to be a positive value of approximately $32 million, specifically approximately $33 million in value of the land, minus approximately $1 million in uncollected fees. The precise value of the land will be determined by a fully conforming appraisal. Once the timing of the land donation is known, staff will determine if a budget adjustment is needed to recognize the donation.

Board Member Ruiz wanted to know how many unusual requests like this had been approved. Jennifer Fuller, Deputy Director of Finance, shared that there had not previously been a request like this, but one was brought forward in 2021-2022 that was not approved, although there have been others that were approved.

Aaron Hake, Executive Director, added that RCA has had multiple fee credit requests over the years, with the Board approving one last year for Murrieta Hills. There was a fee credit request that was brought forward by the city of Moreno Valley, for a non-compliant request, that was rejected by the Board. This request is unique in that the appraisal does not meet the Board policy, however, looking at the information provided the outcome is likely to be the same when the appraisal is refined to meet federal standards.

Hector Casillas, Right of Way Manager, shared that the difference in the appraisal that was done and the Yellow Book Standard is that you must name an intended user and what the purpose of the appraisal is. The other change is the parcel is larger than 50.9 acres, and the appraisal did not go into depth with the larger parcel. It was requested that more analysis be carried out in that section of the report to make it comply and see if it would have an impact on any comparables that might have been used to justify the value. With all those factors considered, staff does not believe if those changes were made it would significantly alter the value. Yellow book is simply the uniform appraisal standard for federal acquisition.

David Stahovich, representing Corona Clay, pointed out that this project is in a settlement agreement with the County. The appraisal that was done was for 50.85 acres, so it is unclear how that will affect the 50.9 acres figure that was used. The settlement agreement with the County also requires Corona Clay to have a conservation easement, they were instructed to dedicate land to cover the fee credit, and the rest of the land would go into a conservation easement, which is essentially the same thing. When they approached their appraiser about conforming to Yellow Book Standards, it was thought to be unnecessary because no federal funds were being used and it was possible that the value may come in higher.

Board Member Martinez wondered if approving this would set a precedent, because there are several issues that are not compliant.

Aaron Hake agreed that this was something staff had discussed extensively. The situation here is that there is a settlement agreement, and this is a property that is attempting to come back into compliance. There are enough unique circumstances that, even if the Board accepts the appraisal, staff do not believe it would set a precedent for future requests. Staff are commissioning a new conforming appraisal, the value of the property needs to be understood for budgeting purposes, and the appraisal will be Yellow Book Standard. The intent is to have this new appraisal done by the time this item goes to the Board for approval.

Board Member Morabito noted that this was a lot of information and asked staff to summarize what was important and what could be ignored.

Aaron Gabbe stated that based on all the technical feedback, the difference between being fully in compliance is not likely to come anywhere close to the fee itself. Complying would not have an effect, staff believes, on the end result. Regardless, the value will be considerably higher than fee credit needed.

M/S/C (Ruiz/Spiegel) to:

1) Approve a fee credit request from the County of Riverside for the Corona Clay Project and authorize the Executive Director to enter into a Fee Credit Agreement with the County of Riverside on behalf of the RCA. The fee credit shall only be granted after a total of 50.9 acres, as described and depicted in Joint Project Review (JPR) 24-01-30-01, are conveyed to the RCA. Per the Western Riverside Multiple-Species

Habitat Conservation Plan (MSHCP) Mitigation Fee Implementation Manual, this fee credit shall only be applied to this project.

8. BOARD OF DIRECTORS / EXECUTIVE DIRECTOR REPORTS

Aaron Hake thanked the Chair for meeting with Secretary Crowfoot in August. They were able to tour an RCA property and have a discussion on the MSHCP.

9. ADJOURNMENT

There being no further business for consideration by the Executive Committee, Chair Bash adjourned the meeting at 11:53 a.m. The next meeting of the Executive Committee is scheduled to be held on **Monday, November 2, 2026**.

Respectfully submitted,



Lisa Mobley
Administrative Services Director/
Clerk of the Board