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MEETING MINUTES

1. CALL TO ORDER

The meeting of the Western Riverside County Regional Conservation Authority was called to order by Chairman Ingram at 12:31 p.m., Monday, April 1, 2019, in the Board Room of the Riverside County Administrative Center, 4080 Lemon Street, Riverside, California, 92501.

2. PLEDGE OF ALLEGIANCE

Board Member Magee led the RCA Board Members and meeting attendees in a flag salute.

3. ROLL CALL

| Member Agency | Board Member Name | Status |
|-----------------------|--------------------------------|---------|
| *City of Banning | Daniela Andrade | Present |
| City of Beaumont | Julio Martinez | Present |
| City of Calimesa | Ed Clark | Present |
| City of Canyon Lake | Larry Greene | Present |
| City of Corona | Jacque Casillas | Present |
| City of Eastvale | Jocelyn Yow | Present |
| City of Hemet | Michael Perciful | Present |
| City of Jurupa Valley | Lorena Barajas | Present |
| City of Lake Elsinore | Bob Magee, <i>Alternate</i> | Present |
| City of Menifee | Lesa Sobek | Present |
| City of Moreno Valley | David Marquez | Present |
| City of Murrieta | Jonathan Ingram, Chairman | Present |
| City of Norco | Kevin Bash | Present |
| City of Perris | David Starr Rabb | Present |
| City of Riverside | Mike Gardner, <i>Alternate</i> | Present |
| City of San Jacinto | Crystal Ruiz | Present |
| City of Temecula | James Stewart | Present |
| *City of Wildomar | Joseph Morabito | Present |
| County District 1 | Kevin Jeffries | Present |
| County District 2 | Karen Spiegel | Present |
| County District 3 | Chuck Washington | Present |
| County District 4 | V. Manuel Perez | Absent |
| County District 5 | Jeff Hewitt | Present |

*Arrived after roll call was taken.

4. PUBLIC COMMENT

There were no public comments.

5. BOARD MEMBER ANNOUNCEMENTS (This item provides the opportunity for the Board Members to report on attended meetings/conferences and any other items related to RCA activities.)

Board Member Perciful invited Board Members and those in attendance to the Ramona Pageant, California's Official Outdoor Play, taking place at the Ramona Bowl Amphitheatre in Hemet on April 13, 14, 27, 28, and May 4, and 5, 2019. Board Member Sobek announced that the City of Menifee has a new Chief of Police, Pat Walsh, from Lompoc, California. She invited Board Members and those in attendance to a Meet and Greet with the Chief on April 2, 2019, at 5:30 p.m. at the new Menifee City Hall. Chairman Ingram commended the City of Lake Elsinore for their efforts and good work handling the poppy bloom in Walker Canyon. Alternate Magee said that the City of Lake Elsinore has dedicated the most public and private land to the MSHCP. He thanked all of the partners who assisted in the effort, namely the County of Riverside, Sheriff and Cal Fire, who helped make the transition as smooth as possible. He stated that the residents of Temescal Valley in the City of Lake Elsinore suffered greatly over the last few weekends. He further stated that he found it ironic that the purpose of the MSHCP is to preserve habitat, while allowing infrastructure to move forward, and yet the funds have run out to expand the 15 freeway into the City of Lake Elsinore. He said that the City of Lake Elsinore has done its part and been a great steward for the environment, and it is time to finish the infrastructure that was promised 15 years ago.

6. ADDITIONS/REVISIONS (The Board may add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the Board subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Board. If there are less than 2/3 of the Board Members present, adding an item requires a unanimous vote. Added items will be placed for discussion at the end of the agenda.)

Steve DeBaun, General Counsel, announced that Agenda Item Nos. 10 and 11 are being pulled from the agenda. The parties are still working on completing the documents for the two items. It is anticipated that the items will be re-agendized in a relatively short period of time. Chairman Ingram asked if anyone had questions. There were no questions.

7. APPROVAL OF MINUTES — March 4, 2019, meeting of the RCA Board of Directors.

| | |
|------------------|--|
| RESULT: | APPROVED AS RECOMMENDED [19 TO 0] |
| MOVER: | City of San Jacinto |
| SECONDER: | City of Canyon Lake |
| AYES: | Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, County District 1, County District 2, County District 3, County District 5 |
| ABSTAIN: | City of Lake Elsinore |
| ABSENT: | City of Banning, City of Wildomar, County District 4 |

8. CONSENT CALENDAR (All matters listed under the Consent Calendar will be approved in a single motion unless a Board Member requests separate action on specific Consent Calendar item. The item will be pulled from the Consent Calendar and placed for discussion.)

| | |
|------------------|---|
| RESULT: | APPROVED AS RECOMMENDED [UNANIMOUS] |
| MOVER: | City of San Jacinto |
| SECONDER: | City of Riverside |
| AYES: | Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, County District 1, County District 2, County District 3, County District 5 |
| ABSENT: | City of Banning, City of Wildomar, County District 4 |

8.1 WESTERN RIVERSIDE COUNTY MSHCP FEE COLLECTION REPORT FOR FEBRUARY 2019

Overview

This item is for the RCA Board of Directors to receive and file the Western Riverside County MSHCP Fee Collection Report for February 2019.

Representative from the City of Wildomar arrived after the vote was taken.

9. NON-DEVELOPMENT HANS FUNDING LEVEL FOR FISCAL YEAR 2020

| | |
|------------------|---|
| RESULT: | APPROVED AS RECOMMENDED [UNANIMOUS] |
| MOVER: | City of Canyon Lake |
| SECONDER: | City of San Jacinto |
| AYES: | Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, County District 1, County District 2, County District 3, County District 5 |
| ABSENT: | City of Banning, County District 4 |

Honey Bernas, Deputy Executive Director, presented the Non-Development HANS funding Level for Fiscal Year 2020. She advised that the MSHCP contains a process called the HANS process. HANS stands for Habitat Evaluation and Acquisition Negotiation Strategy. This is the process the Member Agencies use to determine if projects within the criteria area are consistent with the MSHCP and if all or a portion of the property is needed for conservation. The MSHCP also contains a process called Non-Development HANS. This process allows for property owners who do not intend to file a development application to submit their properties for evaluation and possible acquisition. The MSHCP requires that a separate fund and priority list be established for properties that fall within this category. RCA Land Acquisition Policy 1.13 requires that the level of funding to be set aside for Non-Development HANS properties to be reviewed annually and set by the RCA Board of Directors. When the fund was established in Fiscal Year 2012, the Board of Directors' set the funding level at 1%. In Fiscal Year 2014, the Board of Directors increased the funding level to 3%, and it remained at that level through Fiscal Year 2018. In that there were no other properties on the list, the Board of Directors reduced the funding level to 1% during Fiscal Year 2019. During that time, sufficient funds were accumulated to acquire a property for \$1.1 million over a period of five years. During the current year, RCA negotiated and acquired one 723-acre property for \$790,000 with the fees accumulated in this fund. Currently, there are no properties on the list, but staff is negotiating with three different property owners and anticipates closing one of those acquisitions in the next fiscal year. Staff and the Executive Committee recommended that staff be directed to set aside no more than 3% of Western

Riverside County MSHCP Local Development Fees for Non-Development HANS properties, effective July 1, 2019.

After her first presentation, Honey Bernas invited questions. There were no questions from the RCA Board of Directors.

10. FIRST AMENDMENT TO THE AGREEMENT FOR FUNDING THE ACQUISITION OF CONSERVATION CREDITS BETWEEN THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY AND CRESTMORE REDEVELOPMENT, LLC.

Agenda item pulled off the agenda, and no action taken.

Overview

This Item is for the Board of Directors to:

- 1) Approve the Amendment to the Agreement for Funding the Acquisition of Conservation Credits between the Western Riverside County Regional Conservation Authority and Crestmore Redevelopment, LLC;
- 2) Authorize the Chairman to execute, pursuant to legal counsel review and approval, said Amendment on behalf of the RCA; and
- 3) Authorize the Executive Director of RCA to approve a time extension of the Crestmore Agreement in the event one is necessary.

11. AGREEMENT FOR THE PURCHASE OF FIFTY COLTON DUNES CONSERVATION BANK CREDITS BETWEEN THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY AND CLAMAT COMPANY

Agenda item pulled off the agenda, and no action taken.

Overview

This item is for the RCA Board of Directors to:

- 1) Approve the Agreement for the Purchase of 50 Colton Dunes Conservation Bank Credits between the Western Riverside County Regional Conservation Authority and CalMat Company; and
- 2) Authorize the Chairman to execute, pursuant to legal counsel review and approval, said Agreement on behalf of the RCA.

12. EXECUTIVE DIRECTOR'S REPORT

12.1 Update regarding Section 6 and State Grant Funds

Charlie Landry, Executive Director, stated that the Federal Section 6 Funding Request for Proposals has been released, which includes the funding for Fiscal Years 2018 and 2019. This is the only funding mechanism that allows federal funding to come into the program. One third of the acquisitions are acquired by federal and state funds. The consolidation of these two fiscal years provides \$40 million for the entire United States. The RCA will

compete for these funds. There is no a cap this year. Typically, the allocation has been capped at \$2 million per plan. The RCA will be applying for these funds to the fullest extent possible. He further stated that Section 6 grant funded acquisitions are usually two-thirds federal funding and one-third match from the State. The California HCP Coalition meets twice yearly. This group works on obtaining additional funding from the State of California. A discussion of what works and what does not work for HCPs takes place, as well as the importance of expediting the formation of new HCPs through the process. Additionally, the Coalition works to prevent additional or new regulations affecting HCPs. He will keep the Board of Directors updated on the funding as information becomes available.

Chairman Ingram stated that he instructed RCA staff to do whatever it takes to obtain all \$40 million to help complete the MSHCP.

12.2 Update Concerning Public Sightseeing of the California Poppies on RCA Reserve Land in the Walker Canyon Area

Charlie Landry, Executive Director, stated that RCA's land management staff and ranger teams have been working seven days a week in the Walker Canyon area, in conjunction with the City of Lake Elsinore and the County of Riverside, to manage visitor traffic and access to the conservation area. The Riverside County Regional Park and Open Space District has provided additional staffing to assist, and the Agency has been exhausting the budgeted funds rapidly. He further updated the Board of Directors regarding the establishment of the National Refuge in the southeast portion of the MSHCP, in the Wilson Valley area, that will provide an additional funding mechanism, as Section 6 funding is currently the only federal funding available. The Refuge has support from U.S. Congressman Calvert and U.S. Senator Feinstein, who are working on the legislation to the move the Refuge forward.

Representative from the City of Banning arrived at the start of Agenda Item No. 12.

13. LAND ACQUISITION UPDATE

Executive Director Landry stated that at the last RCA Board of Directors' meeting, it was reported that RCA had acquired 60,347 acres. Escrow closed on one additional property totaling approximately 721 acres, bringing the reserve total to approximately 61,068 acres. A map depicting where the newly acquired property is located was shown. The reserve total constitutes 40-percent of the local share.

14. FEATURED SPECIES OF THE MONTH

Elizabeth "Betsy" Dionne, Ecological Resources Specialist, stated that the featured species for the month of April is the Bobcat (*Lynx rufus*). She then gave an overview of the cat's characteristics, life history, migration, and how RCA manages for the species.

After her presentation, Betsy Dionne invited and responded to questions from the Board Members.

Chairman Ingram and Board Members thanked Betsy Dionne for a well-informed presentation.

15. ITEMS FOR NEXT MEETING

Board Member Bash asked about the how SB50 (Wiener) will affect the MSHCP with regard to development. Michelle Ouellette, General Counsel, stated that she was familiar with the bills, but

was not sure of the application towards the MSHCP. She said she would be happy to take a quick look at the bills. Staff was instructed to e-mail Board Members copies of the bills that the Building Industry Association recently provided to RCA.

No future agenda items were suggested.

Before the start of Agenda Item No. 16.1.1, representatives from the City of Murrieta and County District 3 recused themselves and exited the room at the start of Closed Session. Board Member Hewitt was designated Chairman Pro Tem during the absence of Chairman Ingram and Vice Chair Johnson.

16. CLOSED SESSION ITEMS:

16.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code Section 54956.8

Negotiating Parties: RCA – Executive Director or Designee

Under Negotiation: Price/Terms

| Item | Assessor Parcel No(s). | Property Owner(s) / Agent(s) |
|------|------------------------|--|
| 1 | 465-020-026 | Sey Corporation, Jordan Circle LLC, Yeagley Investments, LLC, Pacific Nut Company, Tom J. Thomas, Deborah S. Thomas, Braden Miles, Patricia Miles, B&B Contractors, Inc., Anthony P. Souza / Ed Sauls, Garret Sauls |

After Closed Session, the meeting was reconvened. Steve DeBaun, General Counsel, announced the following:

Concerning Agenda Item No. 16.1.1 – Sey Corporation, APN 465-020-026, the Board of Directors approved a purchase and sale agreement to purchase approximately 28.85 acres of real property from Sey Corporation, Jordan Circle LLC, Yeagley Investments, LLC, Charles W. Yeagley Real Estate, LLC, Pacific Nut Company, Tom J. Thomas, Deborah S. Thomas, Braden Miles, Patricia Miles, B&B Contractors, Inc. for \$1,800,000.00.

17. ADJOURNMENT

There being no other items before the RCA Board, Chairman Pro Tem Hewitt adjourned the meeting at 1:15 p.m. The next meeting of the Western Riverside County Regional Conservation Authority Board of Directors is scheduled for Monday, May 6, 2019, at 12:30 p.m., at the County of Riverside Administrative Center, Board Room, 4080 Lemon Street, Riverside, California.

Prepared by:



Rose Haro
RCA Administrative Manager

Respectfully submitted:



Honey Bernas
Deputy Executive Director