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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 12:33 PM, Monday, May 6, 2019 at RIVERSIDE COUNTY ADMINISTRATIVE CENTER, 4080 Lemon Street, Riverside, California, 92501.

2. PLEDGE OF ALLEGIANCE

Board Member Spiegel 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	Joseph Tessari, <i>Alternate</i>	Present
City of Hemet	Michael Perciful	Absent
City of Jurupa Valley	Lorena Barajas	Present
City of Lake Elsinore	Natasha Johnson	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	Absent
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

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.)

There were no Board Member announcements.

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.)

There were no additions/revisions to report.

7. APPROVAL OF MINUTES — April 1, 2019, meeting of the RCA Board of Directors

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

8. PUBLIC HEARING

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

Michele Ouellette, General Counsel, gave an overview of the 2.27- acre Vine Creek affordable housing project located within the incorporated City of Temecula. The project site is an urban infill property, surrounded by urban land uses, including multifamily residential to the north and south, single family residential and street improvements to the west and recently completed Murrieta Creek improvement and flood control project to the east. She explained that a Criteria Refinement is required since all the development in cell 7166 has been used by prior development. Therefore a Criteria Refinement to demonstrate the consistency with the MSHCP is required.

She further stated that this Criteria Refinement would allow for acquisition of habitat credit from the Shamblen property, which was purchased by the RCA. The parcel is not entirely located within an existing criteria cell, so some of it can be used for the Criteria Refinement. The Developer will reimburse the RCA for 28.8 acres of habitat credit, as well as pay the standard MSHCP fees. The RCA staff had issued early findings last year on the Criteria Refinement. The City of Temecula took the project through the City Council process that was approved as well as the CEQA documentation. The Wildlife Agencies also approved the concept of the Criteria Refinement and has deemed consistent with the MSHCP. Therefore we would like to proceed with the Criteria Refinement.

Eric Ruby, Sr. Vice President with Environmental Science Associates, presented a PowerPoint presentation entitled "Vine Creek Project Affordable Housing Project" which provided details of the project site location, the criteria cell 7166, the site plan, a list of requirements for the MSHCP Criteria Refinement, and a map of the proposed project site.

Mr. Ruby explained that the Vine Creek affordable housing project would develop a three-story apartment complex that includes 60 for-rent affordable housing units, 102 parking spaces and recreational/community facilities, including a centralized playground and picnic area. In addition to being a 100 percent affordable project, 20 percent of the units will be dedicated to special needs residents. The Planning Commission approved the project on February 20, 2019. He continued to explain that the project has already gone through the HANS/JPR process including the preparation of a MSHCP Habitat and Consistency Assessment and a Criteria Refinement Report that has been approved by the RCA staff.

He continued to give an overview of the equivalency analysis of the Criteria Refinement. The Replacement Land Agreement will result in a payment of \$158,321 to the RCA in order to purchase the habitat credits for the 28.8 acres. Once the Criteria Refinement is approved by the City of Temecula the project will move forward.

After his presentation, Eric Ruby invited questions.

A few of the Board Members had questions regarding the Regional Housing Needs Assessment numbers and were curious if this project was going to help regarding SB35 with respect to low-income housing, and wanting to understand if the property is 100% disturbed how does it qualify for habitat.

At this time, Board Member Stewart called Eric Jones, City Planner with the City of Temecula to the podium to answer these questions.

Mr. Jones explained the RHNA numbers would benefit from this project. Mr. Jones also stated that he was the Planner for this project, and that the City is very pleased to be working with the RCA on this project. He stated that the entire project is for affordable housing and because it is in a criteria cell we have to be able to account for the requirements of the criteria cell, and that's what triggered the Criteria Refinement process.

Charles Landry, Executive Director, mentioned the RCA previously purchased the Shamblen property knowing it was not described, but could be useful to the Plan in order to achieve our goals in that particular area. Mr. Landry feels it's a win-win for the City of Temecula and the RCA who gets reimbursed for what was originally paid while benefiting the Plan.

Overview

That the RCA Board of Directors:

1. Conduct a public hearing on the proposed Vine Creek Affordable Housing Project Criteria Refinement;
2. Adopt Resolution No. 2019-003, a Resolution of the Board of Directors of the Western Riverside County Regional Conservation Authority Considering a Mitigated Negative Declaration for the Vine Creek Affordable Housing Project, Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, and Accepting Findings and

Making a Final Determination Regarding the Multiple Species Habitat Conservation Plan Criteria Refinement;

3. Approve the Agreement for Criteria Refinement Fee between the Western Riverside County Regional Conservation Authority and Pacific West Communities, Inc.;
 4. Approve the Western Riverside County Regional Conservation Authority Reimbursement and Indemnity Agreement for Criteria Refinement; and
 5. Authorize the RCA Executive Director, pursuant to legal counsel review and approval, to execute said agreements on behalf of the RCA.
9. **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 Canyon Lake
SECONDER:	City of San Jacinto
AYES:	Banning, Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, Wildomar, District 2, District 3, District 5
ABSENT:	City of Hemet, District 1, District 4

9.1 WESTERN RIVERSIDE COUNTY MSHCP FEE COLLECTION REPORT FOR MARCH 2019

Overview

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

9.2 RESOLUTION NO. 2019-004, RESOLUTION OF THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY APPROVING THE PURCHASE OF TAX DEFAULTED PROPERTY FROM THE RIVERSIDE COUNTY TREASURER-TAX COLLECTOR'S OFFICE.

Overview

This item is for the RCA Board of Directors to adopt Resolution No. 2019-004, Resolution of the Western Riverside County Regional Conservation Authority Approving the Purchase of Tax Defaulted Property from the Riverside County Treasurer-Tax Collector's Office.

10. **RESOLUTION NO. 2019-005, RESOLUTION OF THE BOARD OF DIRECTORS OF THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY ADOPTING THE FISCAL YEAR 2020 OPERATING AND CAPITAL BUDGET**

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

Honey Bernas, Deputy Executive Director, presented the proposed Fiscal Year 2020 Operating and Capital Budget. She reviewed Exhibit A-1, an overall summary of the proposed budget for FY 2020, showing comparisons to the FY2019 actual revenues and appropriations, the FY2019 budget and year-end projections estimated by staff, and the dollar and percentage change from the FY2019 budget. She gave an overview of the major projected revenue sources, appropriations, percentage of overall appropriations by program, and fund balance. She reviewed Exhibit A-2, providing an overview of the proposed FY2020 budget by fund type and program. She also provided an overview of Exhibit A-3, Contracts Detailed by Appropriations Category, showing all proposed appropriations for each committed and recurring contract. She reviewed significant changes in contract amounts compared to the FY2019 budget.

In summary, she discussed Exhibit A-4, Fund Summary FY 2020 By classifications, in which a small portion of the general fund has some restrictions with contractual agreements towards Burrowing Owl activities, but the remaining balance is unassigned and could be used for any RCA activities. The Capital Project Fund is restricted only for land acquisitions. The Endowment Fund's non-spendable fund balance needs to stay intact. The remaining endowment funds have been assigned by the RCA in prior years to go towards future management and monitoring activities.

Director Landry stated that the RCA will continue to build the endowment so we can fund monitoring and management activities. We have a long way to go because most of our funds are for land acquisitions. Other funds such as tipping fees can be used as well to grow the endowment fund.

Council Member Martinez inquired if educational programs for youths were under the category of Public Outreach. Ms. Bernas was able to confirm that indeed it was.

Overview

This item is for the RCA Board of Directors to adopt Resolution No. 2019-005, Resolution of the Board of Directors of the Western Riverside County Regional Conservation Authority Adopting the Fiscal Year 2020 Operating and Capital Budget.

11. RECURRING CONTRACTS FOR FISCAL YEAR 2020

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

Honey Bernas, Deputy Executive Director, presented the proposed recurring contracts. She stated that staff is recommending three recurring contracts. She reviewed each contract and provided an overview of the services provided, contract amounts, and changes to the contracts, if any.

Overview

This item is for the Board of Directors to:

- 1) Approve the Recurring Contracts for Fiscal Year 2020; and
- 2) Authorize the RCA Executive Director, pursuant to legal counsel review and approval, to execute said agreements on behalf of the RCA.

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

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

John Field, Director of Land Acquisition, presented the first amendment to the Crestmore Redevelopment agreement, which the RCA Board of Directors approved on September 10, 2018. Under the revised terms of this agreement, Crestmore will pay \$3,750,000 to RCA as part of meeting its Delhi Sands Flower-Loving Fly (DSF) mitigation requirement for the project, and RCA shall contribute a \$2,500,000 payment and provide CalMat a fee credit in the amount of \$750,000 for its mine expansion project in the City of Corona. As such, the total consideration for the 50 acres of conservation credit shall be \$7,000,000. The purchase of the DSF conservation credits is dependent upon RCA first receiving the \$3,750,000 payment from Crestmore.

In addition, the deadline for Crestmore to make the payment to RCA has been changed from December 31, 2019, to December 13, 2019, which is necessary in order to allow enough time after receiving the funds from Crestmore to process the payment to CalMat during the calendar year-end and holiday season.

Overview

- 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.

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

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

John Field, Director of Land Acquisition, presented the agreement for the Purchase of Fifty Colton Dunes Conservation Bank Credits. The Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) ("DSF") is one of only two endangered insects that is covered under the (MSHCP). Its historic range covered some 40 square miles of sand dunes in what is now northwestern Riverside County and southwestern San Bernardino County. Today, most of the remaining occupied DSF habitat is found in southwestern San Bernardino County. The Sand Dunes complex has been largely development during the past century.

Because occupied habitat in Riverside County is so difficult to find, the MSHCP allows for limited mitigation to take place in San Bernardino County. This agreement is for the purchase of 50 acres credits of the DSF habitat in the Colton Dunes Conservation Bank located in the City of Colton.

John stated that the location has long-term conservation value for the species. The Colton Dunes Conservation Bank, which is operated by CalMat Company, is a U.S. Fish and Wildlife Service authorized DSF conservation bank in the City of Colton. The acquisition will fully mitigate for the fly in the Agua Mansa area, The RCA will have no ongoing management, monitoring, or other costs or responsibilities associated to the fly bank. This purchase is contingent upon the receipt of the cash payment from Crestmore Redevelopment LLC, which was the subject of the prior item on the agenda.

Overview

- 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.

14. LAND ACQUISITION UPDATE

Executive Director Landry stated that since the last RCA Board of Directors' meeting, the RCA had acquired an additional 214 acres, bringing the reserve assembly total to approximately 61,282 acres.

15. FEATURED SPECIES OF THE MONTH

Elizabeth "Betsy" Dionne, Ecological Resources Specialist, stated that the featured species for the month of May is the Lemon Lily. She then gave an overview of where they are found, what threats they may face, how big they can get, and the monitoring and management care that is needed to conserve the Lemon Lily. She informed the Board that Hawk moths were the most common pollinator of the Lemon Lily.

16. ITEMS FOR NEXT MEETING

No future agenda items were suggested

17. CLOSED SESSION ITEMS:

**17.1 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	Portion of 900-050-035	Rita Elisabeth Gentry, Linnea Gentry Sheehan
2	Portion of 900-050-030	Jerry James Fletcher, Sr., Janet Dawn Fletcher
3	927-690-010 927-690-011 927-690-017	Braden J. Stump, Kimberly K. Stump /Mark Fioresi

Prior to adjournment Board Member Crystal Ruiz from the City of San Jacinto, asked if the Board could close in memory of Jim Hyatt of the City of Calimesa, who was a former RCA Board Member as well. She announced the celebration of life for Jim was being held on May 18, 2019, at City Hall's address.

After closed session, the meeting reconvened. Steve DeBaun, General Council, announced the Board of Directors approved the purchase and sale agreement for the following:
Agenda Item No. 17.1.1 Gentry 10.8 acres property, APN No. 900-050-035 for \$570, 000.
Agenda Item No. 17.1.2 Fletcher 4 acres property, APN 900-050-030 .for \$210.000
Agenda Item No. 17.1.3 Stump 23.63 acres property, APN 927-690-010; 927-690-011; and 927-690-017 for \$885,000.

18. ADJOURNMENT

There being no other items before the RCA Board, Chairman Ingram adjourned the meeting at 1:43 p.m. The next meeting of the Western Riverside County Regional Conservation Authority Board of Directors is scheduled for Monday, June 3, 2019, at 12:30 p.m., at the County of Riverside Administrative Center, Board Room, 4080 Lemon Street, Riverside, California.

Prepared by:



Kristin Staudenmaier
RCA Secretary II

Respectfully submitted



Honey Bernas
Deputy Executive Director