



WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN ADVISORY COMMITTEE

**MINUTES
June 1, 2000**

1. CALL TO ORDER AND INTRODUCTIONS

Chairman Gary Wanczuk called the meeting to order at 1:20 p.m. The following were in attendance:

Gary Wanczuk	MSHCP Advisory Committee Chair
Bill Blankenship	BIA
Ed Sauls	BIA
Joel Schultz	BLM, Palm Springs Office
Tom Jex	Burke, Williams & Sorenson
Robin Maloney-Rames	California Department of Fish and Game
Sharon Bolton	California Land Institute
Alison Shilling	California Native Plant Society
Richard Masyczek	City of Hemet
Robin Reeser-Lowe	City of Hemet
Chris Ormsby	City of Moreno Valley
Casey Tibbet	City of Riverside
Steve Brown	City of Temecula
David Agnew	David Evans & Associates
June Collins	Dudek & Associates
Sarah Lozano	Dudek & Associates
Joe Monaco	Dudek & Associates
Joe Lewis	Eastern Municipal Water District
Bob Wheeler	Elsinore-Murrieta-Anza Resource Conservation District
Dan Silver	Endangered Habitats League
Dennis Hollingsworth	Farm Bureau
Ann Tucker-McKibben	Friends of the Northern San Jacinto Valley
Randy Nichols	Helix Environmental Planning
Wendy Picht	Metropolitan Water District of Southern California

Wesley Hysten	PSC
Jim Bessant	Paloma Valley Land
Andy McElhinney	Paloma Valley Land
Gail Barton	Private Land Owner
Barbara Darraq	Private Land Owner
Gary Grant	Private Land Owner
Bill Johnson	Private Land Owner
Erin Parsons	Private Land Owner
Won Yoo	Ranpac
Zully Smith	Riverside County Flood Control and Water Conservation District
Susan Hoffman	Riverside County Resource Conservation District
Jerry Jolliffe	Riverside County TLMA
Richard Lashbrook	Riverside County TLMA
Kristi Lovelady	Riverside County TLMA
Katherine Gifford	Riverside County Waste Management
Peter Kiriakos	Sierra Club
Greg Reden	Silverado Ranch Conservation Bank
Jeff Montejano	Stoorza, Ziegus, Metzger
Jim Henderson	Sverdrup
Melani Smith	The Planning Center
Todd Olson	The Towne Group
Steve Smith	TransCore
Nanette Pratin	University of California, Riverside
Tom Scott	University of California
Dan Brown	U.S. Fish and Wildlife Service
Erin King	U.S. Fish and Wildlife Service
Michelle Shaughnessy	U.S. Fish and Wildlife Service
Matt Pfeffer	
Gary Washburn	WCI
Steve Ruddick	WRCOG

2. PUBLIC COMMENTS

- # Gary Grant, Private Land Owner, expressed concern over conservation of land for endangered species habitat preservation. Of particular concern were issues relating to certainty that an endangered species will stay within the habitat that is set aside, the entire process for which species are listed as endangered or threatened, ability of endangered



species to live with human species and financial obligations of the proponents of endangered species preservation.

3. ADVISORY COMMITTEE MEMBER COMMENTS

None.

4. APPROVAL OF MAY 11, 2000 ADVISORY COMMITTEE MEETING MINUTES

The minutes were approved as written.

5. PRESENTATION OF HABITAT TRANSACTION METHOD IMPLEMENTATION STRATEGY DRAFT AND DISTRIBUTION OF ACCOMPANYING HABITAT TRANSACTION METHOD ZONE MAP

Jim Henderson, Sverdrup, gave a presentation involving a comparison of acreage ranges presented in the August 9, 1999 MSHCP Draft Proposal and acreages that are currently being anticipated for conservation resulting from a more precise accounting of applicable public lands.

A presentation of the Draft Habitat Transaction Method (HTM) Implementation Strategy was given by Todd Olson, The Towne Group. Mr. Olson distributed a document titled *Summary of a Proposed Implementation Strategy for the Western Riverside MSHCP* dated June 1, 2000. In addition, June Collins, Dudek & Associates, distributed copies of the Preliminary HTM Zone Mapping Criteria Document including a draft HTM zone map. It was noted that all comments regarding the HTM proposal should be directed to Mr. Olson via email: toddolson@earthlink.net.

Throughout Mr. Olson's presentation, several meeting attendees raised questions or issues regarding the HTM proposal.

A question was asked whether Open Space areas previously dedicated for past project impacts would now be available for development assuming they could provide for conservation of more valuable land in an HTM zone. Mr. Olson responded that the HTM could provide for such transactions but noted that this decision would be up to the individual jurisdiction.



- # Peter Kiriakos questioned how narrow endemics might fit into an HTM system and indicated a concern that those species not be lost. Mr. Olson acknowledged that narrow endemics are a challenge and indicated that they will be effectively addressed by the HTM.
- # A question regarding future changes in state and federal laws and how they might be handled in an HTM system was raised. Mr. Olson stated that the adaptive management plan for the HCP would be a vehicle for incorporating changes in the regulatory process.
- # A question was raised regarding a situation where there is a large number of credits on the market. Mr. Olson stated that the market would provide a solution and noted that a landowner continues to have the option of selling their land as land rather than as credits.
- # Bob Wheeler, Elsinore-Murrieta-Anza Resource Conservation District, suggested that public agencies enter into the credit system. Mr. Wheeler opined that the involvement of public agencies during slow economic times may benefit the economic stability of the credit system.
- # Richard Masyczek, City of Hemet, noted the similarities of this plan to a plan attempted elsewhere. Mr. Masyczek noted that the areas within conservation zones available for development tend to be developed quickly.
- # Bill Johnson, Private property owner, noted the location of his Vail Lake land holdings within Zone 1. Mr. Johnson expressed concern with the identification of his property in this zone, and further stated that he would like to have his land removed from Zone 1. This issue was followed by a question regarding the status of the HTM zone map. Richard Lashbrook, Riverside County TLMA, noted that this map is a draft document and acknowledged that because the Advisory Committee is a public meeting, the map is public information.
- # Steve Ruddick, WRCOG, inquired about the nature of patch size included in the Draft HTM Implementation Strategy document. Mr. Olson, stated that the patch size was developed for purposes of illustration; further



input from biologists would be necessary in order to determine final patch size measurements.

- # Mr. Johnson noted concerns regarding suspended status.
- # In response to a question as to whether this type of system has ever been implemented elsewhere. Mr. Olson stated that a similar system has been designed for Kern County, California, but to his knowledge has not yet been implemented.
- # Mr. Ruddick inquired whether the amount of credits within the system would eventually result in the anticipated conservation levels within each zone. Mr. Olson stated that this system would result in enough credits being bought and sold to meet the conservation acreage objectives of the MSHCP.
- # Wesley Hylan, PSC, suggested that some type of fee system should be developed for Zone 5 in order to prevent small landowners from having to purchase credits in the HTM system.
- # Dennis Hollingsworth, Farm Bureau, inquired about the voluntary nature of this Plan for a landowner who doesn't think he/she has an endangered species issue. Mr. Olson stated that the Plan provides options for landowners. Special exemptions for the continuance of agricultural operations would also be included in the Plan. If this Plan is implemented, it would become the required mitigation system for all future development projects within the study area.
- # The Committee thanked Mr. Olson for his excellent presentation.

6. REPORT AND RECOMMENDATIONS FROM FUNDING AND IMPLEMENTATION SUBCOMMITTEE

- # Gary Wanczuk, MSHCP Advisory Committee Chair, gave an update of the status of the subcommittee's discussions. Mr. Wanczuk distributed and read the subcommittee's recommendation regarding initiation of the conservation analysis phase. The essence of the subcommittee's recommendation was that the conservation analysis proceed on the



basis of the HTM being implemented inside and outside the CAUs and that certain policies be applied on a voluntary basis. Further recommendations, not prerequisites to the initiation of the conservation analysis, included development of a straight fee proposal, performance of a status quo comparison, and determination of the acreage requirements for coverage of listed species only and of listed species together with strong candidate species. Mr. Wanczuk asked for comments on the proposal from the Advisory Committee members. There were no opposing comments, and a consensus recommendation for adoption of the subcommittee's recommendations be adopted was achieved.

7. SCHEDULE OF UPCOMING MSHCP RELATED MEETINGS

- # Kristi Lovelady, Riverside County TLMA, announced the next General Plan Advisory Committee Meeting. This meeting will be held on Tuesday, June 6, 2000 at 1:30 p.m. at the Registrar of Voters Building. Topics for discussion at this meeting will pertain to the Temescal Valley, Jurupa, Sun City and Mead Valley Area Plans. Ms. Lovelady also noted the County/General Plan Consultants' intent to solicit public comments on several area plans at public meetings. A schedule of these meetings will be provided at the June 15, 2000 Advisory Committee meeting.
- # Mr. Wanczuk noted the WRCOG Executive Board meeting scheduled for Monday, June 5, 2000. Mr. Wanczuk also noted that the Draft HTM Proposal would be discussed at this meeting.

8. NEXT MEETING

- # Zully Smith, Riverside County Flood Control and Water Conservation District, announced that aside from the main entrance, all exterior doors would be locked at the Flood Control and Water Conservation District office. Entrance to future MSHCP Advisory Committee meetings should occur through the front entrance.
- # The next MSHCP Advisory Committee meeting is scheduled as follows:

Thursday, June 15, 2000, 1:00 p.m.
Riverside County Flood Control and Water Conservation District
1995 Market Street, Riverside, California



9. ADJOURNMENT

There being no further business, the MSHCP Advisory Committee Meeting was adjourned at 4:00 p.m.

