



COACHELLA VALLEY CONSERVATION COMMISSION MEETING AGENDA

**THURSDAY, FEBRUARY 12, 2026
10:30 a.m.**

**Coachella Valley Water District
Steve Robbins Administration Building Training Room
75515 Hovley Lane East
Palm Desert, CA 92260**

Members of the public may use the following link for listening access and ability to address the CVCC when called upon:

<https://us02web.zoom.us/j/89090253814?pwd=jyJOEZICJJE0KFbom1vkRrxNUcUxTL.1>

Dial In: +1 669 900 9128 US

Webinar ID: 890 9025 3814

Password: 573139

IF YOU ARE UNABLE TO CONNECT VIA DIAL IN OPTION, PLEASE CALL 760-346-1127

Public comment is encouraged to be emailed to the CVCC prior to the meeting via email to cvag@cvag.org by 5:00 pm on the day prior to the Commission meeting. Members of the public joining the meeting by Zoom can also provide comment by using the “raise hand” feature or hitting *9 on the phone keypad.

As a convenience to the public, CVCC provides a call-in option and internet-based option for members of the public to virtually observe and provide public comments at its meetings. Please note that, in the event of a technical issue disrupting the call-in or internet-based options, the meeting will continue unless otherwise required by law.

**THIS MEETING IS HANDICAPPED ACCESSIBLE.
ACTION MAY RESULT ON ANY ITEMS ON THIS AGENDA.**

1. **CALL TO ORDER** – Mayor Pro Tem Gary Gardner, Chair, City of Desert Hot Springs
Roll Call
Pledge of Allegiance
Agenda Modifications
Conflict of Interest Disclosure

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2. **PUBLIC COMMENTS ON AGENDA ITEMS**

This is the first of two opportunities for public comment. Any person wishing to address the Coachella Valley Conservation Commission on items appearing on this agenda may do so at this time. At the discretion of the Chair, comments may be taken at the time items are presented. Please limit comments to 3 minutes.

3. **COMMISSION CHAIR/DIRECTOR ANNOUNCEMENTS**

4. **CONSENT CALENDAR**

- A. **Approve the minutes of the January 8, 2026, meeting**

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- B. **Authorize the Executive Director to enter into a Memorandum of Understanding with the Coachella Valley Water District for the future acceptance of a flowage easement on property intended for required habitat restoration, and authorize the Executive Director and/or Legal Counsel to make clarifying edits prior to execution**

P10

- C. **Adopt Resolution No. 2026-01 authorizing the CVCC, as an eligible multijurisdictional body, to utilize the teleconferencing provisions established under Senate Bill 707**

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4. 1 **ITEMS HELD OVER FROM CONSENT CALENDAR**

5. **DISCUSSION / ACTION**

- A. **Acquisition of two parcels in the Thousand Palms Conservation Area – Diana Rosas, Coachella Valley Mountains Conservancy** **P26**

Recommendation: Approve Resolution 2026-02 for acquisition of two parcels consisting of approximately 10.0+/- acres in the Thousand Palms Conservation Area at a cost not to exceed \$105,000 plus closing and transaction related costs not to exceed \$5,000; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

- B. **Update on State Legislative Efforts – Tasha Newman of the Pacific Policy Group** **P31**

Recommendation: Information

- C. **Development of the Conservation Ranger Program – Will Steichen** **P34**

Recommendation: Information

6. **INFORMATION**

- A. **Attendance Record** **P36**

- B. **Contracts Under Executive Director’s Signing Authority** **P37**

- C. **Acquisition Status Report** **P38**

7. **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

This is the second opportunity for public comment. Any member of the public wishing to address the Commission on items of general interest within the purview of this Commission may do so at this time. Please limit comments to 2 minutes.

8. **ANNOUNCEMENTS**

The next meeting of the **Coachella Valley Conservation Commission** will be held on Thursday, April 9, 2026, at 10:30 a.m. at the Coachella Valley Water District, Steve Robbins Administration Building Training Room, 75515 Hovley Lane East, Palm Desert, 92260.

9. **ADJOURN**

ITEM 1

**Coachella Valley Conservation Commission
Member Roster
2025 - 2026**



City of Cathedral City	Mayor Pro Tem Ernesto Gutierrez
City of Coachella	Mayor Steven Hernandez
Coachella Valley Water District	Board Member Anthony Bianco
City of Desert Hot Springs	Mayor Pro Tem Gary Gardner, <i>Chair</i>
Imperial Irrigation District	Director Alex Cardenas
City of Indian Wells	Councilmember Dana Reed
City of Indio	Mayor Elaine Holmes, <i>Vice Chair</i>
City of La Quinta	Mayor Linda Evans
Mission Springs Water District	Director Amber Duff
City of Palm Desert	Mayor Evan Trubee
City of Palm Springs	Councilmember Grace Garner
City of Rancho Mirage	Councilmember Ted Weill
Riverside County	Supervisor Jose Medina - District 1 <i>Alternate: Councilmember Stephanie Virgen, Coachella</i> Supervisor Karen Spiegel – District 2 <i>Alternate: Mayor Pro Tem Kathleen Fitzpatrick, La Quinta</i> Supervisor Chuck Washington – District 3 <i>Alternate: Councilmember Jan Harnik, Palm Desert</i> Supervisor V. Manuel Perez – District 4 <i>Alternate: Mayor Scott Matas, Desert Hot Springs</i> Supervisor Yxstian Gutierrez – District 5 <i>Alternate: Councilmember Ben Guitron, Indio</i>

Conflict of Interest Disclosures

None

2. PUBLIC COMMENTS ON AGENDA ITEMS

Emailed public comment was received from Michael Harrington regarding Item 5C, expressing support for funding expanded scientific research and monitoring of desert wildlife species. A copy was provided to each Commissioner and made available to the public at the agenda table.

3. COMMISSION CHAIR / DIRECTOR COMMENTS

None

4. CONSENT CALENDAR

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY MAYOR PRO TEM FITZPATRICK TO APPROVE THE CONSENT CALENDAR ITEMS.

- A. Approve the minutes of the November 13, 2025, meeting**
- B. Authorize the Executive Director to negotiate and execute an amendment to the Professional Services Contract with Dokken Engineering to add up to \$55,000 and extend the ending date to June 30, 2026, contingent on approval of the 30x30 grant amendment by California Department of Fish and Wildlife**

THE MOTION CARRIED WITH 14 AYES AND 3 MEMBERS ABSENT.

Mayor Pro Tem Ernesto Gutierrez	Aye
Mayor Steven Hernandez	Absent
Director Anthony Bianco	Aye
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Aye
Councilmember Dana Reed	Aye
Mayor Elaine Holmes	Aye
Mayor Linda Evans	Aye
Director Amber Duff	Aye
Mayor Evan Trubee	Aye
Councilmember Grace Garner	Aye
Councilmember Ted Weill	Aye
Councilmember Stephanie Virgen	Absent
Mayor Pro Tem Kathleen Fitzpatrick	Aye
Councilmember Jan Harnik	Aye
Supervisor V. Manuel Perez	Absent
Councilmember Ben Guitron	Aye

4.1 ITEMS HELD OVER FROM CONSENT CALENDAR

None

5. DISCUSSION / ACTION

A. CVCC's Audit for Fiscal Year 2024-25 and Related Reports

CVAG Senior Accountant Jiajing Cheng provided an overview of the audit findings and unmodified opinion.

Brief member discussion ensued with Mayor Evans providing a recap of the Finance Committee's review, and praise to the finance staff regarding the audit results during a transition time into the new Enterprise Resource Planning (ERP) system.

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY CHAIR GARNER TO RECEIVE AND FILE THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025, REPORT ON INTERNAL CONTROLS OVER FINANCIAL REPORTING, AND THE AUDITOR'S COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

THE MOTION CARRIED WITH 14 AYES AND 3 MEMBERS ABSENT.

Mayor Pro Tem Ernesto Gutierrez	Aye
Mayor Steven Hernandez	Absent
Director Anthony Bianco	Aye
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Aye
Councilmember Tem Dana Reed	Aye
Mayor Elaine Holmes	Aye
Mayor Linda Evans	Aye
Director Amber Duff	Aye
Mayor Evan Trubee	Aye
Councilmember Grace Garner	Aye
Councilmember Ted Weill	Aye
Councilmember Stephanie Virgen	Absent
Mayor Pro Tem Kathleen Fitzpatrick	Aye
Councilmember Jan Harnik	Aye
Supervisor V. Manuel Perez	Absent
Councilmember Ben Guitron	Aye

Supervisor Perez joined the meeting as the vote was ending and noted to staff that he supported the item.

B. Imperial Irrigation District Report on the Results of 2025 Western Burrowing Owl Study in the Imperial and Coachella Valleys

Director of Conservation Kathleen Brundige offered an overview of the topic before introducing Jessica Humes, Imperial Irrigation District's (IID) Supervisor for

Environmental Compliance, who presented a PowerPoint update to the Commission on the study's results.

A robust discussion followed, with Commissioners reviewing the data and noting how the findings align with CVCC's position on the burrowing owl's health in the Coachella Valley.

No action was taken as this was an informational item only. It was noted that CVCC staff would circulate the report to member jurisdictions' staff as well.

C. Budgetary Impacts Related to Burrowing Owl Coordination and Research

Ms. Brundige presented the staff report.

Member discussion ensued, with Ms. Brundige and Executive Director Tom Kirk responding to Commissioners' questions regarding strategies to broaden distribution of the CVCC Annual Report and better highlight the strong population numbers for owls and other species within the conservation areas.

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY VICE CHAIR HOLMES TO TAKE THE FOLLOWING STEPS TO ADDRESS THE CONCERNS RELATED TO THE BURROWING OWL AND PROVIDE ANY COORDINATION WITH WILDLIFE AGENCIES:

- 1) AUTHORIZE A \$300,000 ADJUSTMENT TO THE FISCAL YEAR 2025-26 BUDGET TO ADDRESS IMMEDIATE RESEARCH NEEDS, ANTICIPATED LEGAL EXPENSES AND ADMINISTRATIVE EXPENSES RELATED TO BURROWING OWL MANAGEMENT; AND**
- 2) APPROVE AMENDMENT NO. 2 TO THE SERVICES CONTRACT WITH DR. CONWAY'S LABORATORY AT THE UNIVERSITY OF IDAHO, PROVIDING AN ADDITIONAL \$292,489.15 TO THE CONTRACT AND EXTENDING BURROWING OWL MONITORING ACTIVITIES THROUGH DECEMBER 2026**

THE MOTION CARRIED WITH 16 AYES AND 1 MEMBER ABSENT.

Mayor Pro Tem Ernesto Gutierrez	Aye
Mayor Steven Hernandez	Absent
Director Anthony Bianco	Aye
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Aye
Councilmember Tem Dana Reed	Aye
Mayor Elaine Holmes	Aye
Mayor Linda Evans	Aye
Director Amber Duff	Aye
Mayor Evan Trubee	Aye
Councilmember Grace Garner	Aye
Councilmember Ted Weill	Aye
Councilmember Stephanie Virgen	Aye
Mayor Pro Tem Kathleen Fitzpatrick	Aye
Councilmember Jan Harnik	Aye
Supervisor V. Manuel Perez	Aye

6. INFORMATION

- A. Attendance Record**
- B. Contracts under Executive Director's signing authority**
- C. Acquisition Status Report**
- D. CVCC's Quarterly Investment Report through September 30, 2025**
- E. CVCC's Unaudited Financial Reports through September 30, 2025**
- F. Conflict of Interest Guidance**
- G. Continued Cleanup of Illegal Dumpsites and Encampments in Upper Mission Creek/ Big Morongo Canyon Conservation Areas**

7. PUBLIC COMMENTS ON NON-AGENDA ITEMS

A hand was raised on Zoom and the caller was asked to introduce themselves and provide their comment, but the connection ended prior to them doing so.

8. ANNOUNCEMENTS

The next **Coachella Valley Conservation Commission** meeting will be held on Thursday, February 12, 2026, at 10:30 a.m. at the Coachella Valley Water District, Steve Robbins Administration Building Training Room, 75515 Hovley Lane East, Palm Desert, 92260.

12. ADJOURN

Chair Gardner adjourned the meeting at 11:20 a.m.

Respectfully submitted,

Elysia Regalado
Deputy Clerk

ITEM 4B

Coachella Valley Conservation Commission

February 12, 2026



STAFF REPORT

Subject: Update on CVWD's Proposed Constructed Habitat Project

Contact: Peter Satin, Conservation Program Manager (psatin@cvag.org)

Recommendation: Authorize the Executive Director to enter into a Memorandum of Understanding with the Coachella Valley Water District for the future acceptance of a flowage easement on property intended for required habitat restoration, and authorize the Executive Director and/or Legal Counsel to make clarifying edits prior to execution

Background: As a Permittee to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Coachella Valley Water District (CVWD) is obligated to establish 66 acres of habitat for the California black rail and Yuma ridgeway rail, 25 acres of habitat for desert pupfish, and 44 acres of cottonwood-willow riparian forest in the Coachella Valley Stormwater Channel and Delta Conservation Area (CVSWCD). Ownership and management responsibilities of this habitat would be transferred to CVCC upon the demonstration by CVWD that the constructed habitat is meeting specific performance metrics agreed to by CVCC and the Wildlife Agencies.

CVWD staff has, to date, been focusing on two locations in unincorporated Riverside County near the Salton Sea shoreline, to meet these habitat obligations: the Johnson Street location would be utilized to establish the 44 acres of cottonwood-willow riparian forest, and the Garfield Street location would be utilized to provide the 66 acres of rail habitat and 25 acres of pupfish habitat. Recent discussions between CVWD staff and a farmland operator adjacent to the Garfield Street site identified potential irreconcilable conflicts that could lead to future legal proceedings. In order to reduce any potential liability to themselves or to CVCC in the future, CVWD has opted to relocate the habitat restoration project away from the Garfield site to a different location.

CVWD staff have identified a potential replacement site, incidentally adjacent to the current Johnson Street location and otherwise surrounded by CVCC lands and lands held in trust by the Bureau of Indian Affairs for the Torres Martinez Desert Cahuilla Indians. The replacement site is currently owned by the Imperial Irrigation District (IID), and is subject to a flowage easement authorizing the use of the property below the -220 foot contour (i.e., the former shoreline of the Salton Sea) by CVWD as a drainage reservoir. This flowage easement covers a number of properties owned by IID in and around the Salton Sea. Similarly, a reciprocal easement, granted by CVWD to IID, encumbers many of CVWD's properties in and around the Salton Sea. As part of a land exchange, the current flowage easement in favor of CVWD would be extinguished and CVWD would encumber the property with the same easement in favor of IID.

Although the Salton Sea shoreline has been steadily receding from the -220 foot contour, and further only a very small portion of the replacement site would be affected by any future use as a drainage reservoir, CVCC staff were nonetheless concerned that any potential flooding resulting from exercise of the rights identified in the easement could adversely impact the planned habitat and require significant resources to repair and restore. CVCC staff therefore negotiated a memorandum of understanding (MOU) with CVWD staff such that CVWD would bear the responsibility to repair or replace any habitat that may be damaged under such circumstances.

CVCC staff is now recommending the Executive Director be authorized to execute the MOU, and that the Executive Director and/or Legal Counsel be authorized to make clarifying changes prior to execution. In addition to these constructed habitats, it is anticipated that CVWD will gradually transfer many of their holding located in the CVSWCD not required for utility purposes to CVCC as conservation land. The terms included in this MOU would serve as template language in any future land transfers where a similar flowage easement is recorded against the property.

Fiscal Analysis: There is no cost to executing this MOU.

Attachment:

Draft Memorandum of Understanding, including an example flowage easement as Exhibit "B"

MEMORANDUM OF UNDERSTANDING
REGARDING
CONDITIONS FOR THE CONVEYANCE OF PROPERTY
IN CONNECTION WITH
JOHNSON STREET CONSTRUCTED HABITAT PROJECT

THIS MEMORANDUM OF UNDERSTANDING (“**Agreement**”) is made on this _____ day of _____, 2026 (“**Effective Date**”) by and between the COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California (“**CVWD**”) and the COACHELLA VALLEY CONSERVATION COMMISSION, a joint powers authority (“**CVCC**”) which implements the Coachella Valley Multiple Species Habitat Conservation Plan (“**Plan**”). CVWD and CVCC are collectively referred to herein as “**Parties**” and singularly as “**Party**.”

RECITALS

A. CVWD is seeking to acquire Riverside County APN 729-110-030 (“**Property**”) which is currently owned in fee by the Imperial Irrigation District (“**IID**”). The Property will be used as a site for the Johnson Street Constructed Habitat Project (“**Mitigation Project**”) consistent with CVWD obligations under section 4.3.20 of the Plan. A legal description of the Property is attached hereto as Exhibit “A” and incorporated herein by reference. CVWD anticipates conveying the Property to CVCC, consistent with the Plan, once the Mitigation Project is completed; and

B. The Property is currently subject to a Grant Of Permanent Flowage Easement recorded as of October 26, 2006 as document number #2006-0789028 (“**Existing Flowage Easement**”). Said Existing Flowage Easement provides in pertinent part, among other things, for the following: (i) the right of CVWD to use the Property in the Salton Sink within and below the minus 220-foot contour as a drainage reservoir to receive and store water from its water and drainage systems; and (ii) an agreement by IID (as the “**Grantor**” to the Existing Flowage Easement) that IID will not make nor permit others to make any use of the Property over which the Existing Flowage Easement extends that would be detrimental to or inconsistent with said Existing Flowage Easement. A copy of the Existing Flowage Easement is attached hereto as Exhibit “B” and incorporated herein by reference; and

C. In connection with that certain Agreement to Resolve Salton Sea Flooding Damage Issues dated October 10, 2003, by and between IID and CVWD, a flowage easement, substantially in the form of the Existing Flowage Easement described in Recital B, is required to be in place on certain IID property, in favor of CVWD, and likewise on certain CVWD property, in favor of IID. Accordingly, upon CVWD’s acquisition of the Property from IID, CVWD will cause a new permanent flowage easement in favor of IID burdening the Property (“**IID Flowage Easement**”) by reservation at the time the Property is conveyed to CVWD by way of the CVWD grant deed or by a separate instrument recorded concurrently. In addition, in the event the Property is subsequently conveyed

to CVCC, the Property will remain subject to the IID Flowage Easement. The Parties acknowledge that the Existing Flowage Easement may be extinguished by merger upon CVWD's acquisition of the Property; and

D. By the nature of the necessity for a flowage easement, there is a possibility in the future that the Property may need to be used as a drainage reservoir to receive and store water from water and drainage systems. CVCC does not commonly accept property interests that are subject to title encumbrances such as the Existing Flowage Easement. However, CVCC is willing to accept title to the Property at the appropriate time after the Mitigation Project is completed, so long as CVWD agrees to: (i) indemnify and hold harmless CVCC from and against any liability which may apply to the "Grantor" of the IID Flowage Easement (CVWD) which is to be granted to IID after sale of the Property to CVWD; (ii) be responsible, at its sole cost and expense, for any operation, maintenance, repair or replacement of the Mitigation Project on the Property which may arise from the exercise of the IID Flowage Easement; and (iii) have included in the grant deed or a separate document, at the time the Property is conveyed to CVCC, certain language which documents the indemnification and cost obligations referenced set forth in (i) and (ii); and

E. The Parties desire to enter into this Agreement in order set forth the terms and conditions upon which CVCC will take title to the Property, after completion of the Mitigation Project and specifically, the conditions set forth in subsections (i) to (iii) of Rectal D.

NOW THEREFORE, THE RECITALS SET FORTH ABOVE ARE PART OF THIS AGREEMENT BELOW AND ARE INCORPORATED HEREIN, AND THE PARTIES AGREE AS FOLLOWS:

AGREEMENT

1. IID Flowage Easement Requirement In the event CVWD conveys the Property to CVCC, after completion of the Mitigation Project and in accordance with the Plan, CVCC will accept title to the Property which will be subject to an IID Flowage Easement granted concurrently in favor of IID, which will be substantially similar to the Existing Flowage Easement attached in Exhibit "B." The IID Flowage Easement shall provide, among other things, for the following: (i) the right for IID to use the Property in the Salton Sink within and below the minus 220-foot contour as a drainage reservoir to receive and store water from its water and drainage systems; and (ii) an agreement by the "Grantor" that it will not make nor permit others to make any use of the Property over which the IID Flowage Easement extends which is detrimental to or inconsistent with the IID Flowage Easement.

2. Indemnification and Cost Responsibility In the event the Property is conveyed to CVCC as set forth above, the Parties shall enter into a separate agreement similar to this Agreement to ensure CVWD indemnifies CVCC and maintains responsibility for certain costs related to the Existing Flowage Easement including language substantially in the following form:

“Indemnification” CVWD shall indemnify, defend and hold CVCC harmless from and against any and all liabilities, damages and injuries which are the responsibility of, or claimed to be the responsibility of, the “Grantor” under that certain Grant Of Permanent Flowage Easement, dated _____, 2026 and recorded on title to the property on _____, 2026 as Instrument No. _____.

Cost Responsibility CVWD shall be responsible, at its sole cost and expense, for any operation, maintenance, repair or replacement of the Johnson Street Constructed Habitat Project which may be required as a result of the exercise of that certain Grant Of Permanent Flowage Easement, dated _____, 2026 and recorded on title to the property on _____, 2026 as Instrument No. _____. Exercise of said Easement may include, but is not limited to, use of the subject property as a drainage reservoir to receive and store water from water and drainage systems, including flood water, return flows from irrigation, tail water, leach water, operational spills and any other water which overflows and floods the subject property.”

3. Assignment. Neither Party shall have the right to assign any rights or liabilities under this Agreement to any party or governmental agency.

4. Entire Agreement. This Agreement and the documents referenced herein contain the entire agreement between the parties to this Agreement and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.

5. Severability Each of the Parties hereby agrees that if any provision or portion thereof is held invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, it is agreed that the balance of the Agreement shall continue in full force and effect.

6. Counterparts. This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

7. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the parties hereto, to any person or entity other than the parties hereto.

8. Amendment to this Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

9. Successors. This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs and successors.

10. Authority To Execute Each Party, by signing below, acknowledges that the undersigned possesses the legal power, right, and authority to bind said Party.

IN WITNESS WHEREOF, the undersigned each hereby execute this Agreement and make it effective upon full execution.

Dated: _____

CVCC:
**COACHELLA VALLEY CONSERVATION
COMMISSION**

By: _____
Tom Kirk
Executive Director

Dated: _____

CVWD:
COACHELLA VALLEY WATER DISTRICT

By: _____
J.M. Barrett
General Manager

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT REAL PROPERTY LOCATED IN UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA, PURSUANT TO GRANT DEED RECORDED JANUARY 29, 1998, AS INSTRUMENT NO. 031474, OFFICIAL RECORDS OF RIVERSIDE COUNTY, WITHIN THE SOUTH HALF OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, THENCE S 00 DEGREES 48' 32" E A DISTANCE OF 2642.59 FEET ALONG THE EAST LINE OF SAID WEST HALF TO THE SOUTH LINE OF SAID SECTION 29;

THENCE S 89 DEGREES 10' 21" W A DISTANCE OF 3820.93 FEET ALONG SAID SOUTH LINE TO THE EAST CORNER OF PARCEL "L" OF THE DECREE OF CONDEMNATION BY COACHELLA VALLEY STORM WATER DISTRICT RECORDED OCTOBER 6, 1923 IN BOOK 591, PAGE 223, et seq, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "L" TO THE NORTH CORNER OF SAID PARCEL, SAID CORNER ALSO LIES ON THE WEST SECTION LINE OF SAID SECTION 29;

THENCE ALONG SAID WEST LINE N 00 DEGREES 09' 51" E A DISTANCE OF 1065.18 FEET TO THE S 1/16TH CORNER OF SAID SECTION 29/SECTION 30, TOWNSHIP 7 SOUTH, RANGE 9 EAST;

THENCE N 89 DEGREES 15' 10" E A DISTANCE OF 2728.20 FEET TO A POINT ON THE NORTHSOUTH CENTER SECTION LINE OF SAID SECTION 29, SAID POINT BEING 1323.23 FEET SOUTHERLY OF THE CENTER SECTION CORNER OF SAID SECTION;

THENCE N 00 DEGREES 30' 14" W A DISTANCE OF 1323.23 ALONG SAID CENTER LINE TO SAID CENTER CORNER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 29 N 89 DEGREES 20' 02" E A DISTANCE OF 1357.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND ALSO SHOWN AS PARCEL 7929-1 ON RECORD OF SURVEY FILED IN BOOK 103, PAGE 75, OF RECORDS OF SURVEY, IN THE SAID OFFICE OF THE COUNTY RECORDER.

EXHIBIT "B"

CURRENT GRANT OF PERMANENT FLOWAGE EASEMENT

(See Attached)

DRAFT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Coachella Valley Water District
Attn: General Manager/Chief Eng.
Avenue 52 and Highway 111
P. O. Box 1058
Coachella, California 92236

DOC # 2006-0789028

10/26/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records
County of Riverside

Larry W. Uard
Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EXEMPT FROM RECORDING FEE
GOVERNMENT CODE SECTION 27383**

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX IS \$ 0 - Rev. & Tax Code §11928

- computed on full value of interest or property conveyed, or
 - computed on full value less value of liens or encumbrances remaining at time of sale
 - Unincorporated area City of _____
- Parcel No. _____, and

GRANT OF PERMANENT FLOWAGE EASEMENT

The Imperial Irrigation District, Grantor, acting pursuant to an "Agreement to Resolve Salton Sea Flooding Damage Issues by and Between Imperial Irrigation District and Coachella Valley Water District" dated October 10, 2003, does hereby grant to the Coachella Valley Water District a permanent flowage easement, including the right of ingress and egress, upon, over and across the land in Riverside County, California, hereinafter described. The term permanent flowage easement means:

"The perpetual right by grantee to use the described lands in the Salton Sink within and below the minus 220-foot contour as a drainage reservoir to receive and store water from its water and drainage systems, including flood water, return flows from irrigation, tail water, leach water, operational spills and any other water which overflows and floods such lands, originating from lands within the district.

The rights granted herein may be exercised without notice to Grantor or any third party.

The Salton Sink receives water from natural flow (precipitation, runoff

EXHIBIT A
(IID Riverside County)

APN	LEGAL DESCRIPTION	SECTION	T	R	ACRES	REC. DATE	DOC. NO.	BOOK	PAGE	DOC. TYPE
1	725-170-003 PART OF N 1/2	31	7	10	43.25	3/7/1938	21	482	422	Deed
2	725-170-004 PART OF N 1/2	31	7	10	116.05	3/7/1938	21	482	422	Deed
3	725-170-005 PART OF N 1/2	31	7	10	102.04	3/7/1938	21	482	422	Deed
4	725-170-006 PART OF N 1/2	31	7	10	51.50	3/7/1938	21	482	422	Deed
5	725-210-005 PART OF NW 1/4	33	7	10	21.25	3/7/1938	21	482	422	Deed
6	725-210-007 PART OF NW 1/4	33	7	10	58.75	3/7/1938	21	482	422	Deed
7	725-210-008 PART OF NW 1/4	33	7	10	25.45	3/7/1938	21	482	422	Deed
8	725-210-010 PART OF NW 1/4	33	7	10	38.94	3/7/1938	21	482	422	Deed
9	725-210-011 PART OF NW 1/4	33	7	10	41.86	3/7/1938	21	482	422	Deed
10	725-210-012 PART OF NE 1/4	33	7	10	45.56	3/7/1938	21	482	422	Deed
11	725-210-013 PART OF NE 1/4	33	7	10	49.97	3/7/1938	21	482	422	Deed
12	725-220-001 S 1/2 OF SE 1/2, BEING SHOWN AS PARCEL 1929-1 ON RECORD OF SURVEY MAP 103, 79	33	7	10	320	3/7/1938	21	482	422	Deed
13	725-110-080 SW 1/4 OF SW 1/4	29	7	9	151.11	1/28/1988	031474			Grant Deed
14	725-150-020 PART OF SE 1/4, DAVE BEGAT THE NE CORNER OF SO SE 1/4 OF SECTION 31 ACCORDING TO MAP ON FILE IN BOOK 103, PAGE 100 OF RECORDS OF SURVEY OF RIVERSIDE COUNTY, TH 1/31, ALONG THE S LINE OF SO SE 1/4 TO THE SE CORNER OF SO SE 1/4, TH 1/31, ALONG THE S LINE OF SO SE 1/4 TO A 1-INCH IRON PIPE, TAGGED LS-420, 14.00 FT. TO THE SW CORNER OF SO SE 1/4, TH ALONG THE W LINE OF SO SE 1/4 TO 09.00 FT. W, 1463.32 FEET TO A 1-1/2 INCH IRON PIPE TAGGED LS-397 THEREON, TH 1/31, 1463.32 FEET TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 30" 49' W, 283.74 FT. TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 20' E, 282.08 FT. TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 40' W, 1093.50 FT. MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE N LINE OF SAID SE 1/4 OF SECTION 31, SAID POINT BEING MARKED WITH A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 80' 20' E, 103.45 FT. ALONG SAID NORTH LINE OF SAID SE 1/4 OF SECTION 31 TO THE TRUE POINT OF BEGINNING, SAID DESCRIBED LAND BEING SHOWN AND DELINEATED AS IMPERIAL IRRIGATION DISTRICT RIGHT-OF-WAY PARCEL 705, MAP AND ON FILE IN BOOK 103, PAGE 100 OF RECORDS A SURVEY OF RIVERSIDE COUNTY	27	7	9	40	3/7/1938	21	482	422	Deed
15	725-150-020 PART OF SE 1/4, DAVE BEGAT THE NE CORNER OF SO SE 1/4 OF SECTION 31 ACCORDING TO MAP ON FILE IN BOOK 103, PAGE 100 OF RECORDS OF SURVEY OF RIVERSIDE COUNTY, TH 1/31, ALONG THE S LINE OF SO SE 1/4 TO THE SE CORNER OF SO SE 1/4, TH 1/31, ALONG THE S LINE OF SO SE 1/4 TO A 1-INCH IRON PIPE, TAGGED LS-420, 14.00 FT. TO THE SW CORNER OF SO SE 1/4, TH ALONG THE W LINE OF SO SE 1/4 TO 09.00 FT. W, 1463.32 FEET TO A 1-1/2 INCH IRON PIPE TAGGED LS-397 THEREON, TH 1/31, 1463.32 FEET TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 30" 49' W, 283.74 FT. TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 20' E, 282.08 FT. TO A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 60' 40' W, 1093.50 FT. MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE N LINE OF SAID SE 1/4 OF SECTION 31, SAID POINT BEING MARKED WITH A 1-1/2 INCH IRON PIPE TAGGED LS-397, TH 1/31, 80' 20' E, 103.45 FT. ALONG SAID NORTH LINE OF SAID SE 1/4 OF SECTION 31 TO THE TRUE POINT OF BEGINNING, SAID DESCRIBED LAND BEING SHOWN AND DELINEATED AS IMPERIAL IRRIGATION DISTRICT RIGHT-OF-WAY PARCEL 705, MAP AND ON FILE IN BOOK 103, PAGE 100 OF RECORDS A SURVEY OF RIVERSIDE COUNTY	And	7	9	106.66	5/28/1988	215937			Grant Deed
16	725-170-006 PART OF N 1/2	35	7	9	287.75	3/7/1938	21	482	422	Deed
17	733-220-010 S 1/2 OF LOT 1 OF NW 1/4; SW 1/4; LOT 2 OF NW 1/4 & NW 1/4 OF SE 1/4 & S 1/2 OF SE 1/4 LYING SWLY OF SALTON SEA SHORELINE	19	8	11	344.11	3/7/1938	21	482	422	Deed
18	733-220-013 ALL	31	8	11	60.45	3/7/1938	21	482	422	Deed
19	733-270-004 PART OF SE 1/4, EXCEPT PART LYING SWLY OF SALTON SEA SHORELINE	31	8	11	540	3/7/1938	21	482	422	Deed
20	733-270-023 SW 1/4 OF NE 1/4; W 1/2; SE 1/4; SE 1/4 OF NE 1/4	23	8	11	410.7	3/7/1938	21	482	422	Deed
21	733-270-026 W 1/2	28	8	11	337.6	3/7/1938	21	482	422	Deed
22	733-270-027 SW 1/4 OF NE 1/4; NW 1/4 OF SE 1/4; S 1/2 OF SE 1/4	5	8	10	142.2	3/7/1938	21	482	422	Deed
23	735-020-001 ALL	3	8	10	512.96	3/7/1938	21	482	422	Deed
24	735-020-002 N 1/2; W 1/2 OF SW 1/4	7	8	10	640.05	3/7/1938	21	482	422	Deed
25	735-020-003 E 1/2 OF SW 1/4; SE 1/4	9	8	10	400	3/7/1938	21	482	422	Deed
26	735-020-004 ALL	7	8	10	240	3/7/1938	21	482	422	Deed
27	735-020-005 ALL	17	8	10	640	3/7/1938	21	482	422	Deed
28	735-040-017 PART OF NE 1/2, EXCEPT N 27.50 ACRES OF W 1/2 OF NE 1/4 CONVEYED BY SPOUL TO DATE PALM BEACH CORPORATION LTD BY DEED NO 3244-R DATED JAN 24, 1980; DAVE BEGAT THE NE COR. OF THE NE 1/4 OF SO SECTION, TH 1/3 800 FT ALONG THE E LINE OF NE 1/4 TO A POINT, SAID POINT	16	8	10	40	3/8/1962	21729	3053	78	Patent
		3	8	10	3.62	3/7/1938	21	482	422	Deed



EXHIBIT A
(IID Riverside County)

APN	LEGAL DESCRIPTION	SECTION	T	R	ACRES	REC. DATE	DOC. NO	BOOK	PAGE	DOC TYPE
65	737-150-004 N 1/2	21	8	9	9.57	3/7/1938	21	482	422	Deed
66	737-150-005 N 1/2	21	8	9	141.88	3/7/1938	21	482	422	Deed
67	737-160-001 SE 1/4	21	8	9	20.9	3/7/1938	21	482	422	Deed
68	737-160-022 SE 1/4	21	8	9	132.53	3/7/1938	21	482	422	Deed
69	737-210-014 NE 1/4 OF NE 1/4	28	8	9	31.31	9/15/1995	305040			Quitclaim
70	737-210-015 NE 1/4 OF NE 1/4	28	8	9	8.38	9/15/1995	305040			Quitclaim
71	737-210-016 SE 1/4 OF NE 1/4	28	8	9	18.28	9/15/1995	305040			Quitclaim
72	737-210-017 SE 1/4 OF NE 1/4	28	8	9	22.42	9/15/1995	305040			Quitclaim
73	737-230-002 ALL	27	8	9	485	3/7/1938	21	482	422	Deed
74	737-230-003 ALL	25	8	9	640	3/7/1938	21	482	422	Deed
75	737-230-004 ALL	35	8	9	643.3	3/7/1938	21	482	422	Deed
76	737-230-012 ALL	27	8	9	155	3/7/1938	21	482	422	Deed
77	737-230-013 ALL	27	8	9	1.35	3/7/1938	21	482	422	Deed



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5 of 6

Recording requested by and
when recorded return to:

Coachella Valley Water District
Post Office Box 1058
Coachella, California 92236

RESOLUTION

It was moved by Director Larson, seconded by Director Kitahara, and carried unanimously that the Secretary of this Board be and she is hereby authorized, on behalf of COACHELLA VALLEY WATER DISTRICT, to accept and consent to the recordation of all deeds or other written instruments in favor of the District, or which may be necessary or convenient to establish the record title of the District to real property, and that the Secretary is directed to make a monthly report to said Board, itemizing all such instruments accepted by her.

STATE OF CALIFORNIA)
COACHELLA VALLEY WATER DISTRICT) ss.
OFFICE OF THE SECRETARY)

I, JULIA HERNANDEZ, Secretary of the Board of Directors of the Coachella Valley Water District, DO HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by said Board at a regular meeting thereof duly held and convened at its office at Coachella, California, on the 23rd day of July, 2002, at which meeting all Directors were present and acting throughout.

I further certify that by authority of said Resolution I accept and consent to the recording of the attached Grant of Permanent Flowage Easement to Coachella Valley Water District, dated June 1, 2006, executed by Andrew G. Horne, President and Gloria A. Rivera, Secretary, Imperial Irrigation District, concerning Salton Sea Flooding Easements in various locations, for drainage purposes.

Dated this 13th day of October, 2006.


Julia Hernandez
Board Secretary

(SEAL)

JH:jh\ver\06\oct\11\ID 77 riverside county parcels



ITEM 4C

Coachella Valley Conservation Commission
February 12, 2026



STAFF REPORT

Subject: Authorizing Use of SB 707 Teleconferencing Provisions

Contact: Elysia Regalado, Deputy Clerk (eregalado@cvag.org)

Recommendation: Adopt Resolution No. 2026-01 authorizing the CVCC, as an eligible multijurisdictional body, to utilize the teleconferencing provisions established under Senate Bill 707

Background: The California Legislature last year passed Senate Bill 707 (2024) to modernize the teleconferencing provisions of the Ralph M. Brown Act and establish updated rules for specific categories of legislative bodies, including eligible multijurisdictional bodies. SB 707 took effect on January 1, 2026, and its provisions are now available for use by qualifying agencies.

The CVCC qualifies as eligible multijurisdictional bodies under SB 707 because its membership includes cities, the County of Riverside, as well as water districts. The legislation recognizes that regional agencies often include members who travel across multiple jurisdictions and therefore benefit from additional flexibility when participating remotely.

Adopting the proposed resolution will authorize the CVCC to use the teleconferencing flexibilities available under SB 707. These include exemptions that allow remote participation without posting a member's teleconference location, subject to certain limits. For the CVCC, this would mean members could use this option up to two meetings per calendar year. SB 707 requires that an eligible multijurisdictional body adopt a resolution in open session at a regular meeting before using these provisions.

Adoption of the resolution does not obligate the CVCC to rely exclusively on SB 707. CVAG may continue using traditional Brown Act teleconferencing rules, with SB 707 serving as an additional option when appropriate. Implementing SB 707 will also support member participation, particularly for a regional body whose members travel, while maintaining full compliance with the Brown Act's public access and transparency requirements.

This is a one-time resolution that does not require periodic renewal. In addition to the resolution, staff included further guidance on Brown Act changes and conflicts of interest as part of an informational staff report that was in the January 2026 agenda packet.

Fiscal Analysis: There is no cost to adopt the resolution.

Attachment: Resolution 2026-01

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE
COACHELLA VALLEY CONSERVATION COMMISSION
AUTHORIZING THE USE OF TELECONFERENCING PURSUANT TO SENATE BILL 707
FOR ELIGIBLE MULTIJURISDICTIONAL BODIES**

THE COACHELLA VALLEY CONSERVATION COMMISSION DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

WHEREAS, the Commission (also known as CVCC) is a regional, multijurisdictional agency composed of cities, the County of Riverside, and water districts, and therefore qualifies as an *eligible multijurisdictional body* under the Ralph M. Brown Act, as amended by Senate Bill 707 (2024); and

WHEREAS, Senate Bill 707 modernizes the Ralph M. Brown Act's teleconferencing provisions and establishes specific teleconferencing flexibilities for eligible multijurisdictional bodies, including exemptions from certain traditional teleconference requirements; and

WHEREAS, Government Code section 54953.8.7 authorizes eligible multijurisdictional bodies to utilize these teleconferencing provisions upon adoption of a resolution in open session at a regular meeting of the body, and in compliance with other requirements contained in Government Code sections 54953.8 and 54953.8.7; and

WHEREAS, the CVCC desires to ensure that its members may utilize this teleconferencing method and participate remotely when appropriate, while maintaining full compliance with the Brown Act's public access and transparency requirements; and

WHEREAS, adopting this resolution will allow CVCC to implement the teleconferencing options available to eligible multijurisdictional bodies under SB 707, while continuing to provide meaningful public participation and access to meetings;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The CVCC hereby authorizes the use of the teleconferencing provisions available to eligible multijurisdictional bodies under Government Code section 54953.8.7, as amended by Senate Bill 707 for its meetings, as appropriate. This resolution shall remain in effect unless and until amended or rescinded by the CVCC.

PASSED AND ADOPTED by the CVCC, County of Riverside, State of California, on February 9, 2026.

By: _____
Gary Gardner
CVCC Chair

Witnessed By: _____
Tom Kirk
Executive Director

ITEM 5A

Coachella Valley Conservation Commission
February 12, 2026



STAFF REPORT

Subject: Acquisition of two parcels in the Thousand Palms Conservation Area

Contact: Diana Rosas, Coachella Valley Mountains Conservancy (drosas@cvmc.ca.gov)

Recommendation: Approve Resolution 2026-02 for acquisition of two parcels consisting of approximately 10.0+/- acres in the Thousand Palms Conservation Area at a cost not to exceed \$105,000 plus closing and transaction related costs not to exceed \$5,000; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

Background: The Thousand Palms Conservation Area (TPCA) contains a total of approximately 25,900 acres, with conservation objectives that include conserving a total of 8,040 acres of contiguous habitat, wildlife linkages and sand transport corridors. As of the 2024 CVCC Annual Report, 6,171 acres have been conserved in this area. Historically, the CVCC has prioritized acquisitions in the TPCA, as it serves as a wildlife movement corridor and has critical biological and watershed significance for several covered species under the Coachella Valley Multiple Species Habitat Conservation Plan (Plan), including the Coachella Valley round tailed ground squirrel, Le Conte's thrasher and Palm Springs pocket mouse. As CVCC staff and the CVCC's acquisition managers review Plan acquisition progress, the TPCA continues to be a priority area and is an important part of advancing the overall goals and objectives of the Plan.

The Plan also requires CVCC to maintain funding available at all times for acquisitions in certain areas until all vacant land has been acquired or developed in these specific areas, consistent with the Conservation Objectives and required measures. One of the proposed properties falls under this priority region, and the owners wish to sell the property for conservation.

In August 2025, the real estate agents of interested property owners contacted CVCC acquisition managers regarding a potential sale of the properties for conservation. An appraisal report was completed in November 2025, the fair market value of the target properties was determined, and the contingent offer was presented to the owners. The property owners accepted the contingent offer and executed Agreements for the Purchase and Sale of Real Estate with CVCC for the following parcels:

- APN 648-160-006 consisting of approximately 4.86+/- acres, for a purchase price of \$51,000, (or \$10,500 per acre) plus closing costs and transaction related costs totaling approximately \$2,500.
- APN 648-170-002 consisting of approximately 5.14 +/- acres, for a purchase price of \$54,000 (or about \$10,500 per acre), plus closing costs and transaction related costs totaling approximately \$2,500.

The purchase agreements are contingent upon: (1) approval by the CVCC; (2) the sellers' ability to provide the CVCC an owner's policy of title insurance subject only to such exceptions as may be

accepted in writing by the CVCC; and (3) a site inspection demonstrating that there are no hazardous materials or hazardous conditions on the property, and all debris shall be removed by close of escrow by sellers.

The purchase price of the parcels is consistent with other recent conservation purchases in the area. The properties are two land parcels located south of Desert Park Drive and east of Sierra Del Sol Road, Thousand Palms, in an unincorporated area of Riverside County, and are located within Sections 6 and 8 of the TPCA. Both properties contain a critical fluvial sand transport process area that is essential for the long-term viability of the original Coachella Valley fringe-toed lizard preserve.

Staff recommends the CVCC approve Resolution 2026-02 and authorize the purchase of the two parcels for use as part of the Plan reserve system with recreational options, consistent with habitat values in perpetuity to advance the Plan's goals and objectives.

Fiscal Analysis: The cost of the purchase is \$105,000, with closing costs not to exceed \$5,000. Funding for this purchase is available in CVCC's Land Acquisition Fund.

Attachments:

1. Resolution 2026-02
2. Property location map

Resolution No: 2026-02

A RESOLUTION OF THE
COACHELLA VALLEY CONSERVATION COMMISSION
AUTHORIZING ACQUISITION OF
APNs 648-160-006 and 648-170-002

WHEREAS, the Coachella Valley Conservation Commission (“Commission”) is a public agency of the State of California formed by a Joint Exercise of Powers Agreement; and

WHEREAS, the Commission implements the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan (“Plan”); and

WHEREAS, the primary means of conservation under the Plan is acquisition of land from willing sellers; and

WHEREAS, APNs 648-160-006 and 648-170-002 consisting of approximately 10.0+/- acres, as further described in Exhibit A (collectively, “Property”), are within the Thousand Palms Conservation Area of the Plan, containing biological resources such as important plant or wildlife habitat or hydrologic features, cultural resources, significant scenic attributes, and recreational options consistent with habitat values; and

WHEREAS, the owners have accepted a contingent offer for the Commission to purchase the Property at the fair market value determined by an appraisal; and

WHEREAS, acquisition of the Property would advance the goals and objectives of the Plan; and

NOW, THEREFORE, be it resolved that the Commission approves the purchase of the Property using the Land Acquisition Fund at the appraised fair market value of \$105,000, plus closing and transaction related costs estimated not to exceed \$5,000; and

FURTHER, the Commission hereby authorizes the Executive Director to negotiate and execute all necessary contracts and documents and take such other actions as necessary to effect the acquisition of the Property.

The foregoing Resolution was passed by the Coachella Valley Conservation Commission this 12th day of February 2026.

APPROVED:

Gary Gardner
Chair

Tom Kirk
Executive Director

Exhibit A

Legal Description of Real Property to be Acquired

The land referred to herein is situated in the State of California, County of Riverside and described as follows.

THE NORTH HALF OF THE SOUTH EAST QUARTER OF GOVERNMENT LOT 4, IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CA.

APN: 648-160-006

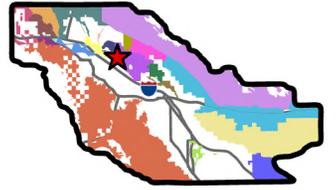
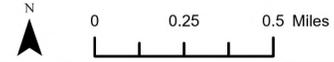
THE NORTH HALF OF THE NORTH-EAST QUARTER OF GOVERNMENT LOT 5, IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CA.

APN: 648-170-002

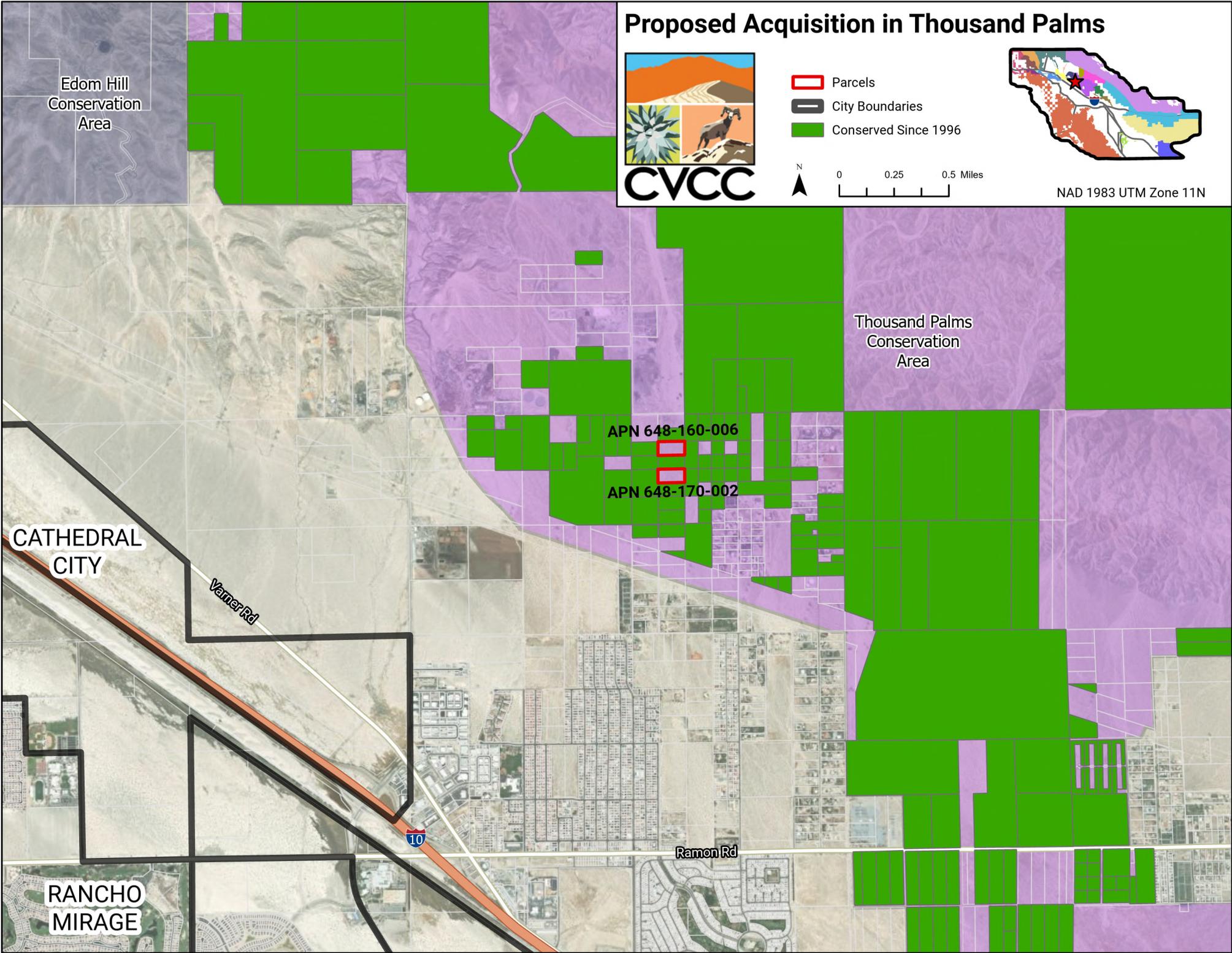
Proposed Acquisition in Thousand Palms



- Parcels
- City Boundaries
- Conserved Since 1996



NAD 1983 UTM Zone 11N



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. CVAG makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user

ITEM 5B

Coachella Valley Conservation Commission

February 12, 2026



STAFF REPORT

Subject: Update on State Legislative Efforts

Contact: Emmanuel Martinez, Assistant Director – Energy & External Affairs
(emartinez@cvaq.org)

Recommendation: Information

Background: The CVCC staff and its legislative advocacy team, the Pacific Policy Group have been actively engaged in State legislative initiatives and ensuring the CVCC's interests are represented. During the last legislative session, the State focused on streamlining the California Environmental Quality Act (CEQA), reauthorizing and restructuring the Cap-and-Trade Program, which is now known as Cap-and-Invest, and continued progress on the State's Pathways 30x30 Program, which aims to conserve 30 percent of the State's land and water by the year 2030. CVCC staff anticipates continued conversation regarding these items in this upcoming legislative year, as well as increased focused on funding opportunities from the Proposition 4, the \$10 billion climate bond. To provide the Commission with additional detailed information, Pacific Policy Group's Tasha Newman, will provide a legislative update at the February meeting.

To lay out priorities for Fiscal Year 2026-27, the Governor on January 9 released his proposed budget. The 2026-27 Governor's Budget proposal maintains most prior environmental and conservation commitments with no large new initiatives, projecting a modest \$2.9 billion General Fund deficit while total state spending across funds is about \$348.9 billion. Key environmental accounts (Natural Resources, Environmental Protection and climate chapters) are sustained, and the Administration's Cap-and-Invest (formerly Cap-and-Trade) reauthorization through 2045 sets the fiscal framework for ongoing climate and conservation investments in Fiscal Year 2026-27 and beyond. While the proposed budget is balanced in the 2026-27 fiscal year, with a discretionary reserve of \$4.5 billion, it projects a deficit of roughly \$22 billion in the 2027-28 fiscal year and shortfalls in the two years after that.

Proposition 4, which was approved by voters in November 2024, authorizes \$10 billion in general obligation bonds for climate resilience, natural resources, water, wildfire, and environmental protection programs. It is the largest climate and water bond in California history, and the first major bond of this type since Proposition 68 (2018). Funding from the Climate Bond (as it is called) represents an opportunity for the CVCC and other local agencies to address conservation, sustainability, and climate related issues. With limited outside funding opportunities, the CVCC can pursue funds habitat acquisition, nature-based climate solutions, and biodiversity protection aligned with the State's 30x30 goals. The bond categories and corresponding amounts are as follows:

- \$3.8 billion – Safe drinking water, drought, flood, and water resilience
- \$1.5 billion – Wildfire and forest resilience
- \$1.2 billion – Coastal resilience and sea-level rise
- \$1.2 billion – Biodiversity protection & nature-based climate solutions
- \$850 million – Clean air and clean energy

- \$700 million – Park creation & outdoor access
- \$450 million – Extreme heat mitigation
- \$300 million – Climate-smart agriculture & working lands

For FY 2026-27, the Governor proposes allocating \$2.1 billion in the second year of multi-year investment plan. A key category from the Climate Bond that is relevant to the Coachella Valley is Extreme Heat Mitigation, which the budget proposes \$231 million across various programs pertinent to the region, including \$55.3 million for Community Resilience Center, \$22.8 million for Cal Fire's Urban Forestry Program, \$123 million for projects that conserve, restore, and connect ecosystems, and \$30 million to expand the planning and implementation of projects that create public access to the Salton Sea.

Additionally, Climate Bond, provides approximately \$11 million in grant funding to the [Coachella Valley Mountains Conservancy \(CVMC\)](#) over the next five years for habitat restoration, land acquisitions, and public access projects. The CVMC, which is a close partner of the CVCC in addition to serving as its acquisition manager, has issued draft guidelines for Proposition 4 funding. Staff will continue to monitor the development of these guidelines and provide input as deemed necessary.

Tied to the ability of the state to disburse Proposition 4 bonds funds is Assembly Bill 35 by Assemblymember David Alavarez. AB 35 (Alvarez) is a Proposition 4 implementation and acceleration bill. It is designed to get Climate Bond dollars out the door faster by streamlining how state agencies adopt grant guidelines for Proposition 4-funded programs. Specifically, the bill exempts the bond from the Administrative Procedures Act, which is a process used to adopt grant guidelines and regulations – a process that often takes up to 18 months. Instead of going through this lengthy process, state agencies can issue grant guidelines without this lengthy regulatory process.

In alignment with CVCC's adopted Legislative Platform, the CVCC Executive Director signed on to a coalition letter in support of AB 35. Currently, AB 35 has been passed out of the Assembly and is awaiting referral in the Senate. If passed, it will accelerate the availability of funds.

Also related to funding, last year, the Senate Bill 427 by Senators Catherine Blakespear and Henry Stern signed into law last cycle, which provided an extension to the Habitat Conservation Fund (HCF) to 2035, and continued an annual allocation of \$30 million. The passage of this measure sustains a predictable funding stream for habitat acquisition/restoration statewide benefiting multi-species conservation and wildlife connectivity projects.

From a policy perspective, there are several bills that staff and CVCC's advocacy team will monitor in the new session. For example, AB 902 by Assemblymember Shultz, which would require a lead agency to incorporate appropriate wildlife passage features into a transportation infrastructure projects in a connectivity area. The bill would exempt Caltrans from these requirements for projects on the State's highway system. Currently, this bill is in the Senate Appropriations committee suspense file due costs associated with the measure. Similarly, SB 795 by Senator Richardson was held in committee last year. This measure would require all state agencies to consider the 30x30 goal when adopting plans, policies or regulations. This bill is a two-year bill and was gutted amended to address another issue not germane to conservation. However, staff will continue monitoring for bills that may be amended to address conservation. Staff will also monitor implementation of measures that were passed. For example, as part of the state's 30X30 goals, CVCC advocated for the passage of AB 900 by Assemblymember Papan, which was signed into law and now requires the California Natural Resources Agency to develop strategies to reduce barriers and increase support for stewardship of conserved lands. Staff and advocacy will monitor this process to ensure CVCC's interests are represented.

In addition to legislative and regulatory processes, CVCC staff is actively engaged in working to exempt the burrowing owl from being listed under the California Endangered Species Act (CESA).

If the burrowing owl is listed under CESA, there will be significant impact to the development of projects in the region. As has been reported to the Commission in prior meetings, staff have been engaging with the wildlife agencies and with Permittees on this matter. Staff has been working closely with the Imperial Irrigation District who conducted a study showing that the burrowing owl populations in the Coachella and Imperial Valleys are healthy, stable, and growing in some areas. While this issue is ongoing, CVCC staff and Pacific Policy Group will continue to engage and provide pertinent updates.

For the current legislative cycle, the advocacy team is monitoring the following key legislative deadlines:

- January 31: Last day for each house to pass 2025-introduced bills
- February 20: Last day to introduce bills for 2026

The Legislature had until January 31 to pass bills introduced in 2025 and until February 20 to introduce bills for 2026. With the proposed budget already being released, the Legislature will shift its focus to holding budget committee hearings and to negotiating its priorities with the Governor's budget. In May, a revised budget will be released by the Governor and the budget negotiations will be finalized soon thereafter.

Fiscal Analysis: There is not cost to providing the Commission this legislative update. Costs for advocacy are covered under an existing agreement with the Pacific Policy Group.

Coachella Valley Conservation Commission

February 12, 2026



STAFF REPORT

Subject: Development of the Conservation Ranger Program

Contact: Will Steichen, Management Analyst – Conservation (wsteichen@cvag.org)

Recommendation: Information

Background: In March 2024, the CVCC approved Resolution 2024-02 and accepted a \$372,712 Climate Resilience and Community Action grant from the Coachella Valley Mountains Conservancy. The grant funding was provided to develop a Conservation Ranger Program aimed at improving the protection, management, education, and enforcement of conservation lands across the Coachella Valley. Staff will be providing an update on these efforts when the CVCC meets in February.

Ultimately, the ranger program will address one of the CVCC’s greatest long-term challenges: How to manage and protect the increasingly large swaths of open desert once they are acquired for conservation. The secured funding has allowed CVCC to hire a Management Analyst who serves as a program coordinator for three years to organize, develop, and implement a ranger program for lands conserved under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). CVCC staff is actively partnering with local law enforcement partners; the Coachella Valley Desert and Mountains Recreation and Conservation Authority (CVDMRCA), which is a Joint Powers Authority (JPA) formed by the Desert Recreation District (DRD) and the Coachella Valley Mountains Conservancy (CVMC); and Riverside County Parks and Open-Space District (Rivco Parks) to advance this effort.

A regional approach would help address the challenges that local jurisdictions have had controlling illegal activities on open space lands. Currently, there is a lack of enforcement capability across conservation lands over a range of jurisdictions, including on non-profit, state, county, city, and federal lands. CVCC has attempted to address this issue under partnerships with local law enforcement, including Memorandums of Understanding with Desert Hot Springs Police and with Riverside County Sheriff’s Department, but more resources are needed. With more than 100,000 acres of conservation lands conserved under the CVMSHCP, it is critical to address ongoing issues with vandalism, illegal dumping, off-highway vehicle (OHV) use, and trail etiquette, along with educational outreach to change harmful environmental behaviors. At least two law enforcement ranger-wardens are called for under the Plan, but effective enforcement can only happen with rangers that are effective on all conservation lands across jurisdictions.

Since hiring the program coordinator, CVCC staff has made significant progress in advancing the foundational components of a regional Conservation Ranger Program. Staff completed a draft ranger ordinance in partnership with the CVDMRCA, including legal review support from CVMC and DRD. Technical guidance on the ranger ordinance was provided by the Santa Monica Mountains Recreation and Conservation Authority (SMMRCA). This work confirmed that core enforcement authorities — including citation authority, ordinance adoption, and contracting for land management — could be achieved through multiple host agencies.

As part of program development, CVCC staff conducted a host agency evaluation to determine the most effective and sustainable host agency for long-term ranger services. While early work focused on DRD as a potential host through the CVDMRCA, further analysis identified operational and capacity considerations that warranted exploration of alternative models. These considerations included staffing redundancy, long-term institutional support, enforcement experience, and the ability to scale services across CVMSHCP conservation lands.

Based on this evaluation and field observations with established ranger agencies, including the SMMRCA, CVCC staff initiated discussions with Riverside County Parks regarding the potential expansion of its existing ranger services into the Coachella Valley. Riverside County Parks operates four ranger programs, including enforcement and interpretive services on Western Riverside Multi-Species Habitat Conservation Plan and open-space lands, and has demonstrated experience coordinating ranger operations across county departments and jurisdictions.

Initial meetings were held with Rivco Parks leadership in the fall of 2025, followed by a field tour to review CVMSHCP conservation lands and discussion of potential service models. CVCC staff also has started coordination on a proposed scope of work and cost estimate for contracted ranger services. This packet includes conservation objectives, priority properties, tentative patrol zones, and geographic data. Discussions to date indicate a potential hybrid approach in which Rivco Parks would provide four rangers, while the Urban Conservation Corp (UCC) would support workforce development through a Cadet Program. The Cadet Program would integrate Rivco Parks Ranger Training requirements, including PC832 enforcement training, National Association for Interpretation (NAI) certifications, California Naturalist and Tribal History trainings.

At the same time, CVCC staff drafted standard operating procedures for encampment outreach, eviction coordination, and illegal dumping cleanup. These procedures were applied during CalRecycle-funded cleanup efforts in the City of Desert Hot Springs, which required close coordination with local law enforcement, code compliance, animal control, and social service providers.

Future actions by the CVCC will be needed before a full ranger program is deployed. CVCC staff will continue coordinating with CVMC, CVDMRCA, Riverside County Parks, and other stakeholders as program development advances. Future updates will address contracting considerations, grant amendment needs, and anticipated timelines for pilot deployment as this effort progresses.

Fiscal Analysis: There is no additional cost for this update.

CVCC was awarded a total of \$372,712 over a period of three years ending in spring 2027. The grant has a required match which totals \$350,333. These costs have been incorporated in the budgets for Fiscal Year 2024-25, and Fiscal Year 2025-26, and remaining costs for the hiring rangers and equipment will also be incorporated as part of the proposed Fiscal Year 2026-27 Budget as part of the Management and Monitoring Fund. Due to a current hiring freeze, Riverside County Parks and Open-Space District are working through current issues to provide a quote for ranger services. Staff anticipate that the contract will be brought forward for discussion as quickly as the CVCC's meeting in April 2026.

ITEM 6A

**COACHELLA VALLEY CONSERVATION COMMISSION
FY2025-2026 ATTENDANCE RECORD**

JURISDICTION / AGENCY	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
City of Cathedral City	-	-	✓	-	✓	-	✓	-	-	-	-	-
City of Coachella	-	-	✓	-	✓	-		-	-	-	-	-
Coachella Valley Water District	-	-		-	✓	-	✓	-	-	-	-	-
City of Desert Hot Springs	-	-	✓	-	✓	-	✓	-	-	-	-	-
Imperial Irrigation District	-	-		-	✓	-	✓	-	-	-	-	-
City of Indian Wells	-	-	✓	-	✓	-	✓	-	-	-	-	-
City of Indio	-	-	✓	-	✓	-	✓	-	-	-	-	-
City of La Quinta	-	-	✓	-	✓	-	✓	-	-	-	-	-
City of Palm Desert	-	-	✓	-	✓	-	✓	-	-	-	-	-
Mission Springs Water District	-	-	✓	-	✓	-	✓	-	-	-	-	-
City of Palm Springs	-	-	✓	-		-	✓	-	-	-	-	-
City of Rancho Mirage	-	-	✓	-	✓	-	✓	-	-	-	-	-
Riverside County - District 1	-	-	✓	-		-	✓	-	-	-	-	-
Riverside County - District 2	-	-	✓	-	✓	-	✓	-	-	-	-	-
Riverside County - District 3	-	-	✓	-	✓	-	✓	-	-	-	-	-
Riverside County - District 4	-	-	✓	-	✓	-	✓	-	-	-	-	-
Riverside County - District 5	-	-	✓	-	✓	-	✓	-	-	-	-	-

Absent 
 Present 
 No Meeting 

ITEM 6B

Coachella Valley Conservation Commission
February 12, 2026



STAFF REPORT

Subject: Contracts Under Executive Director's Signing Authority

Contact: Allen McMillen, Contracts Analyst, (amcmillen@cvag.org)

Recommendation: Information

Background: The following contract was signed by the CVCC Executive Director under his signature authority since the Commission last met in January 2026:

1. A contract amendment was executed with Southern Sierra Research Station to increase funds for an amount not to exceed \$31,523.50 and a total amount payable under the agreement not to exceed \$80,160.50 for the purchase of four Motus Tower Array stations for a study of several species covered under the Coachella Valley Multiple Species Habitat Conservation Plan. This project is funded by a grant from the California Department of Fish and Wildlife (CDWF).

Fiscal Analysis: There is no additional cost for CVCC associated with the Southern Sierra Research Station amendment. The Motus Tower Array Station services costs are fully funded by the CDFW grant and within the maximum grant funds in the amount of \$94,482 for CVCC's implementation of Motus Tower Array Study.

ITEM 6C

Coachella Valley Conservation Commission
February 12, 2026



STAFF REPORT

Subject: Acquisition Status Report

Contact: Peter Satin, Conservation Program Manager (psatin@cvag.org)

Recommendation: Information

Background: CVCC staff has established an acquisition tracker to provide regular updates on where current acquisition efforts are being prioritized and the status of any open negotiations.

Prior to taking title to any property, CVCC and staff at the Coachella Valley Mountains Conservancy conduct a title review to identify any items of concern recorded against the property (such as deeds of trust or existing easements) and perform a site inspection to identify any physical defects on the property (including dumping, illicit off-road vehicle use and similar concerns). An appraisal is also ordered to determine the fair market value of the property. The findings from each of these due diligence activities will inform the final acquisition price offered in the Purchase and Sale Agreement, which is brought before CVCC for approval.

Since November, CVCC has closed on the following parcels:

- Dos Palmas: 733-190-010, 733-190-012, and 733-190-013 (100 acres)

CVCC Commissioners have also inquired about the status of tax-default sales. In 2023, the US Supreme Court handed down the decision *Tyler v. Hennepin County, Minnesota, et al.*, finding that public agencies could not retain any revenues from tax-default sales that exceeded the sum total of delinquent taxes owed. The Riverside County Treasurer-Tax Collector has suspended all in-process tax-default sales while it reviews the implication of the *Tyler* decision on future tax-default sales. CVCC has not withdrawn its application for the current round of tax-default sales, but staff have been informed by the Treasurer's office that the original purchase prices are no longer valid. CVCC staff will continue to monitor the situation and provide updates in future status reports.

Fiscal Analysis: This informational item has no cost. Individual purchase prices are listed for each respective project.

Active Acquisitions									
Conservation Area	APN(s)*	Acreage	Title Review	Site Inspection	Appraisal	PSA	Purchase Price	Close of Escrow	
WH	1	9.23	X						
WH	1	5	X						
TP	1	5.14	X	X	X				
TP	1	4.86	X	X	X				
MHOM	3	140.75	X	X	X	\$	63,000		
UMC 665-110-003		10.77	X	X	X	X \$	140,000	Jan. 30, 2026	

*Only if PSA executed. Otherwise, Parcel Count

