



COACHELLA VALLEY CONSERVATION COMMISSION MEETING AGENDA

**THURSDAY, APRIL 9, 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>

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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 ADA ACCESSIBLE.
ACTION MAY RESULT ON ANY ITEMS ON THIS AGENDA.**

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

P5

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 February 12, 2026, meeting**
- B. **Receive and file the Local Development Mitigation Fee Annual and Five-Year Report for Fiscal Year 2024-25 in fulfillment of the reporting requirements of the Mitigation Fee Act**
- C. **Receive and file a 3.9-percent inflationary adjustment to the Local Development Mitigation Fee for fiscal year 2026-27, to take effect July 1, 2026**
- D. **Authorize the Executive Director to execute Amendment No. 2 to the contract with Coachella Valley Mountains Conservancy to continue to provide services as CVCC’s land acquisition manager, extending the contract through June 30, 2027 with an additional not-to-exceed amount of \$91,334**

P6

P10

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

5. **DISCUSSION / ACTION**

A. **2025 Annual Report – Peter Satin**

P22

Recommendation: Review and accept the 2025 Annual Report on the Coachella Valley Multiple Species Habitat Conservation Plan

B. **Acquisition of three parcels in the Mecca Hills/ Orocopia Mountains Conservation Area – Diana Rosas, Coachella Valley Mountains Conservancy**

P28

Recommendation: Approve Resolution 2026-03 for acquisition of three parcels consisting of approximately 140.75+/- acres in the Mecca Hills/ Orocopia Mountains Conservation Area at a cost not to exceed \$63,000 plus closing and transaction related costs not to exceed \$2,500; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

C. **Acquisition of one parcel in the Willow Hole Conservation Area – Diana Rosas, Coachella Valley Mountains Conservancy**

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Recommendation: Approve Resolution 2026-04 for acquisition of one parcel consisting of approximately 9.23+/- acres in the Willow Hole Conservation Area at a cost not to exceed \$70,000 plus closing and transaction related costs not to exceed \$1,450; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

D. **Burrowing Owl Status and Permitting Update – Kathleen Brundige**

P38

Recommendation: Information

6. **INFORMATION**

A. **Attendance Record**

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B. **Contracts Under Executive Director's Signing Authority**

P41

C. **Acquisition Status Report**

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D. **CVCC's Quarterly Investment Report through December 31, 2025**

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E. **CVCC's Unaudited Financial Reports through December 31, 2025**

P45

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, May 14, 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 Pro Tem Frank Figueroa
Coachella Valley Water District	Board Member Anthony Bianco
City of Desert Hot Springs	Councilmember 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>

ITEM 4A

Coachella Valley Conservation Commission
Meeting Minutes
February 12, 2026



The audio file for this committee can be found at: <http://www.cvag.org/audio.htm>

- 1. CALL TO ORDER** – The meeting was called to order by Chair Gary Gardner, City of Desert Hot Springs Councilmember, at 10:32 a.m. in the Coachella Valley Water District, Steve Robbins Administrative Building Training Room, 75515 Hovley Lane East, Palm Desert.

Following the pledge, roll call was taken and it was determined that a quorum was present.

Members Present

Mayor Pro Tem Ernesto Gutierrez
Mayor Pro Tem Frank Figueroa
Director Anthony Bianco
Mayor Pro Tem Gary Gardner, *Chair*
Councilmember Dana Reed
Mayor Elaine Holmes, *Vice Chair*
Mayor Linda Evans
Director Amber Duff
Mayor Evan Trubee
Councilmember Grace Garner*
Councilmember Ted Weill
Mayor Pro Tem Kathleen Fitzpatrick
Councilmember Jan Harnik
Councilmember Ben Guitron

Agency

City of Cathedral City
City of Coachella
Coachella Valley Water District
City of Desert Hot Springs
City of Indian Wells
City of Indio
City of La Quinta
Mission Springs Water District
City of Palm Desert
City of Palm Springs
City of Rancho Mirage
Riverside County – District 2
Riverside County – District 3
Riverside County – District 5

Members Not Present

Director Alex Cardenas
Councilmember Stephanie Virgen
Supervisor V. Manuel Perez

Imperial Irrigation District
Riverside County – District 1
Riverside County – District 4

**arrived at Item 2*

Chair Gardner led the Commission in the Pledge of Allegiance. There were no agenda modifications. Coachella Valley Water District Director Anthony Bianco recused himself from item 4B due to owning property in close proximity to the property referenced in the item.

2. PUBLIC COMMENTS ON AGENDA ITEMS

An emailed public comment was received from Lory Salazar Vasquez of the U.S. Fish and Wildlife Service regarding Item 5D and the Coachella Valley Conservation Commission's legislative efforts related to the burrowing owl.

Emailed public comment was received from Michael Harrington regarding Item 5C. Mr. Harrington also addressed the Commission in person, expressing his support for the ranger

program and noting his desire to see increased efforts focused on biological resources in addition to cleanup activities.

Donald Ziegler, a resident of Palm Desert, addressed the Commission regarding Item 5B to emphasize the urgent need for cooling centers powered by microgrids. He encouraged CVCC and the Coachella Valley Association of Governments to pursue available Proposition 4 funding, noting that millions of dollars are accessible for such projects.

3. COMMISSION CHAIR / DIRECTOR COMMENTS

Executive Director Tom Kirk welcomed everyone and reminded Commissioners about the meeting room logistics.

Mr. Kirk provided an update on the burrowing owl, noting that staff continues to work closely with the appropriate agencies to address the letter received from the Department of Fish and Wildlife. He confirmed that staff will continue to share updates as more information becomes available.

A video update was shared with the Commission highlighting the recent cleanup efforts made possible through the \$500,000 CalRecycle grant.

4. CONSENT CALENDAR

IT WAS MOVED BY MAYOR EVANS AND SECONDED BY COUNCILMEMBER GUITRON TO APPROVE THE CONSENT CALENDAR ITEMS.

- A. Approve the minutes of the January 8, 2026, meeting**
- 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**
- C. Adopt Resolution No. 2026-01 authorizing the CVCC, as an eligible multijurisdictional body, to utilize the teleconferencing provisions established under Senate Bill 707**

THE MOTION CARRIED WITH 13 AYES, 1 ABSTENTION AND 3 MEMBERS ABSENT FOR ITEM A.

THE MOTION CARRIED WITH 13 AYES, 1 RECUSAL AND 3 MEMBERS ABSENT FOR ITEM B.

THE MOTION CARRIED WITH 14 AYES AND 3 MEMBERS ABSENT FOR ITEM C.

**Mayor Pro Tem Ernesto Gutierrez
Mayor Pro Tem Frank Figueroa
Director Anthony Bianco**

**Aye
Aye B, C/ Abstain from A
Aye A,C/ Recuse from B**

Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Absent
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. Acquisition of two parcels in the Thousand Palms Conservation Area

CVCC acquisition manager Diana Rosas presented the staff report.

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

THE MOTION CARRIED WITH 14 AYES AND 3 MEMBERS ABSENT.

Mayor Pro Tem Ernesto Gutierrez	Aye
Mayor Pro Tem Frank Figueroa	Aye
Director Anthony Bianco	Aye
Mayor Pro Tem Gary Gardner	Aye
Director Alex Cardenas	Absent
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

B. Update on State Legislative Efforts

Tasha Newman from the Pacific Policy Group provided an update on state legislative efforts, including outlining what to expect in the coming year.

Member discussion ensued with Ms. Newman answering questions from the Commission regarding the updates provided.

No action was taken as this was an informational item.

C. Development of the Conservation Ranger Program

Management Analyst Will Steichen presented the staff report.

Member discussion ensued with Mr. Steichen answering questions from the Commissioners regarding the usage of drones and the potential avenues that will be explored to hold those engaging in illegal activity accountable.

No action was taken as this was an informational item.

6. INFORMATION

A. Attendance Record

B. Contracts under Executive Director's signing authority

C. Acquisition Status Report

7. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

8. ANNOUNCEMENTS

The next **Coachella Valley Conservation Commission** meeting 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.

12. ADJOURN

Chair Gardner adjourned the meeting at 11:40 a.m.

Respectfully submitted,
Elysia Regalado, Deputy Clerk

ITEM 4B

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: Local Development Mitigation Fee Annual Report for Fiscal Year 2025

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

Recommendation: Receive and file the Local Development Mitigation Fee Annual and Five-Year Report for Fiscal Year 2024-25 in fulfillment of the reporting requirements of the Mitigation Fee Act

Background: The Local Development Mitigation Fee (LDMF) is a development impact fee assessed on all development within the Coachella Multiple Species Habitat Conservation Plan (CVMSHCP) boundary that results in destruction of habitat due to ground disturbance on previously undisturbed land. The CVMSHCP is a multi-agency conservation plan that provides for the long-term conservation of ecological diversity in the Coachella Valley region of southern California, and includes an area of approximately 1.1 million acres designed to conserve 27 species, 23 natural communities, and three essential ecological processes in perpetuity.

Payment of the LDMF provides for the acquisition, monitoring, and management of compensatory habitat in priority conservation areas while simultaneously granting incidental take authorizations to developers consistent with the state and federal permits issued under the CVMSHCP, thereby allowing local agencies to streamline development activities, including housing production. Revenues generated by the LDMF are complemented by funds provided by public agencies to mitigate impacts from regional infrastructure projects.

The LDMF generated \$2,967,541 in Fiscal Year 2024-25, approximately 15 percent less than the previous year. LDMF funds in the amount of \$4,330,089 were used in conjunction with agency mitigation fees to purchase approximately 293 acres of conservation land, as well as cover the costs of appraisals and portions of CVCC's yearly monitoring and management obligations. The fund balance at the end of the fiscal year totaled \$3,219,237. To date, the LDMF has generated \$35,855,718 in fee revenue since its inception in 2008.

CVCC staff provided a draft version of the LDMF Annual Report to the Desert Valleys Builders Association (DVBA) for comment. Their comment letter, indicating satisfaction with the content of the report, is attached.

Fiscal Analysis: There is no cost to receiving and filing the annual report.

Attachments:

1. LDMF Annual and Five-Year Report for Fiscal Year 2024-25
2. DVBA comment letter

Coachella Valley Conservation Commission

Local Development Fee Annual and Five-Year Accounting Report



Fiscal Year 2024-2025

Introduction

In 1987, the California Legislature passed Assembly Bill 1600, also known as the Mitigation Fee Act (Government Code §66000 *et seq.*), outlining the legal requirements in which a development impact fee may be charged by a local governmental agency to an applicant related to the approval of a development project. Such fees are intended to pay for some or all of the costs of new public facilities required to support that project.

The Local Development Mitigation Fee (LDMF) is assessed on all development within the Coachella Multiple Species Habitat Conservation Plan (CVMSHCP) boundary that results in destruction of habitat due to ground disturbance on previously undisturbed land. The CVMSHCP is a multi-agency conservation plan that provides for the long-term conservation of ecological diversity in the Coachella Valley region of southern California, and is administered by the Coachella Valley Conservation Commission (CVCC). The CVMSHCP includes an area of approximately 1.1 million acres designed to conserve 27 species, 23 natural communities, and three essential ecological processes in perpetuity.

Payment of the LDMF provides for the acquisition, monitoring, and management of compensatory habitat in priority conservation areas while simultaneously granting incidental take authorizations to developers consistent with the state and federal permits issued under the CVMSHCP, thereby allowing local agencies to streamline development activities, including housing production. Revenues generated by the LDMF are complemented by funds provided by public agencies to mitigate impacts from regional infrastructure projects.

The following report has been prepared in compliance with California Gov. Code §66006(b), which requires an annual disclosure review of development impact fees collected and disbursements made.

LDMF Fund Activity

The LDMF is assessed based on land use, which is broadly categorized into residential and commercial/industrial development. For residential land use, there exist three tiers of housing density, with low-density housing receiving the highest assessment, and high-density housing receiving the lowest. The fee schedule for fiscal year 2024-2025 is depicted in Table 1.

Table 1: LDMF schedule, fiscal year 2024-2025.

Land Use Category	Assessment Unit	Fee
Residential, < 8.0 dwelling units/acre	Dwelling unit	\$1,685
Residential, 8.1 – 14.0 dwelling units/acre	Dwelling unit	\$700
Residential, > 14.0 dwelling units/acre	Dwelling unit	\$310
Commercial & Industrial	Acre	\$7,485

LDMF is collected by the local permitting agency either before the issuance of a building permit or before the issuance of a certificate of occupancy, depending on the jurisdiction. Local agencies are authorized to retain 1% of the assessed fee to cover administrative costs and remit the remainder to CVCC. In certain cases, developers may provide to CVCC an amount of land equal to the fee that would have otherwise been assessed. LDMF fund revenues, expenses, and other activity for fiscal year 2024-2025 are summarized in Table 2.

Table 2: LDMF fund balance for fiscal year 2024-2025.

Beginning Fund Balance (7/1/24)		\$4,454,417
Fees Collected:		
Gross Fees Collected		\$2,967,541
Administrative Fees Paid to Cathedral City	\$(2,525)	
Administrative Fees Paid to Coachella	\$(1,932)	
Administrative Fees Paid to Desert Hot Springs	\$(3,872)	
Administrative Fees Paid to Indian Wells	\$(84)	
Administrative Fees Paid to Indio	\$(8,332)	
Administrative Fees Paid to La Quinta	\$(1,155)	
Administrative Fees Paid to Palm Desert	\$(3,327)	
Administrative Fees Paid to Palm Springs	\$(2,067)	
Administrative Fees Paid to Rancho Mirage	\$(2,279)	
Administrative Fees Paid to County of Riverside	\$(4,103)	
Administrative Fees Paid to Member Jurisdictions		\$(29,675)
Net Fees Collected		\$2,937,866
Refunds		\$(0.00)
In-lieu Contributions		-
Interest Earned		\$157,044
Expenditures		\$(4,330,089)
Ending Fund Balance (6/30/25)		\$3,219,237

There were no interfund transfers made into or out of the LDMF fund, nor were any fees refunded or re-allocated for sums that remain unspent after five years and for which a date of commencement of a facility has not been provided. Fund performance over the previous five years is depicted in Table 3.

LDMF Expenditures on Public Facilities

Funds generated by the LDMF, alongside agency mitigation contributions, are used to purchase and manage conservation land in any of the CMVSHCP-designated conservation areas. Acquisition costs may include land appraisals, land asset values, escrow and title fees, and initial site remediation activities. Management activities can include periodic monitoring, installation of infrastructure such as signs and fences, the removal of debris, and biological surveys.

The CVMSHCP dictates that permittees shall conserve and manage in perpetuity at least 100,800 acres by 2053. As of June 30, 2025, permittees have conserved 16,634 acres, just over 16% of the total conservation requirement. While there are sufficient funds for additional purchases at this time, the CVMSHCP provides that land may only be purchased from willing sellers. Until negotiations with willing sellers have been concluded, an approximate date by which any particular purchase will be completed cannot be determined.

Properties purchased using LDMF funds are depicted in Table 4 and Figure 1. Table 4 also includes the percent-funding allocation from the LDMF, and funds expended on appraisals and management activities.

Table 3: Five-year test, 2021-2025. Includes fees collected and interest earned.

Revenues collected from 2021	\$2,751,309
Revenues collected from 2022	\$3,616,915
Revenues collected from 2023	\$3,605,608
Revenues collected from 2024	\$3,649,897
Revenues collected from 2025	\$3,124,585
Five-year Revenue as of June 30, 2025	\$16,748,314

Table 4: Capital improvement projects utilizing LDMF funds in fiscal year 2024-2025.

Conservation Area/APN	Acres	LDMF Funds	% LDMF
Desert Tortoise & Linkage	60.00	\$85,500	
715050018	20.00	\$28,750	100%
745330018	40.00	\$56,750	100%
Indio Hills/Joshua Tree National Park Linkage	5.00	\$13,250	
741100006	5.00	\$13,250	100%
Thousand Palms	13.00	\$222,500	
648110009	10.00	\$130,750	100%
648130008	3.00	\$91,750	100%
Upper Mission Creek/Big Morongo Canyon	201.84	\$2,429,605	
665110002	48.31	\$581,300	100%
665100028	5.03	\$66,525	100%
661020011	144.52	\$1,734,026	100%
661020012	3.98	\$47,754	100%
Willow Hole	0.30	\$30,750	
660091011	0.30	\$30,750	100%
Coachella Valley Stormwater Channel and Delta	12.55	\$766,484	
729040020	12.54	\$765,874	60%
520030003	0.01	\$610.00	100%
Total Land Expenditures	292.69	\$3,548,089	
Appraisals		\$39,750	100%
Monitoring and Management		\$742,251	33%
Total Expenditures		\$4,330,090	

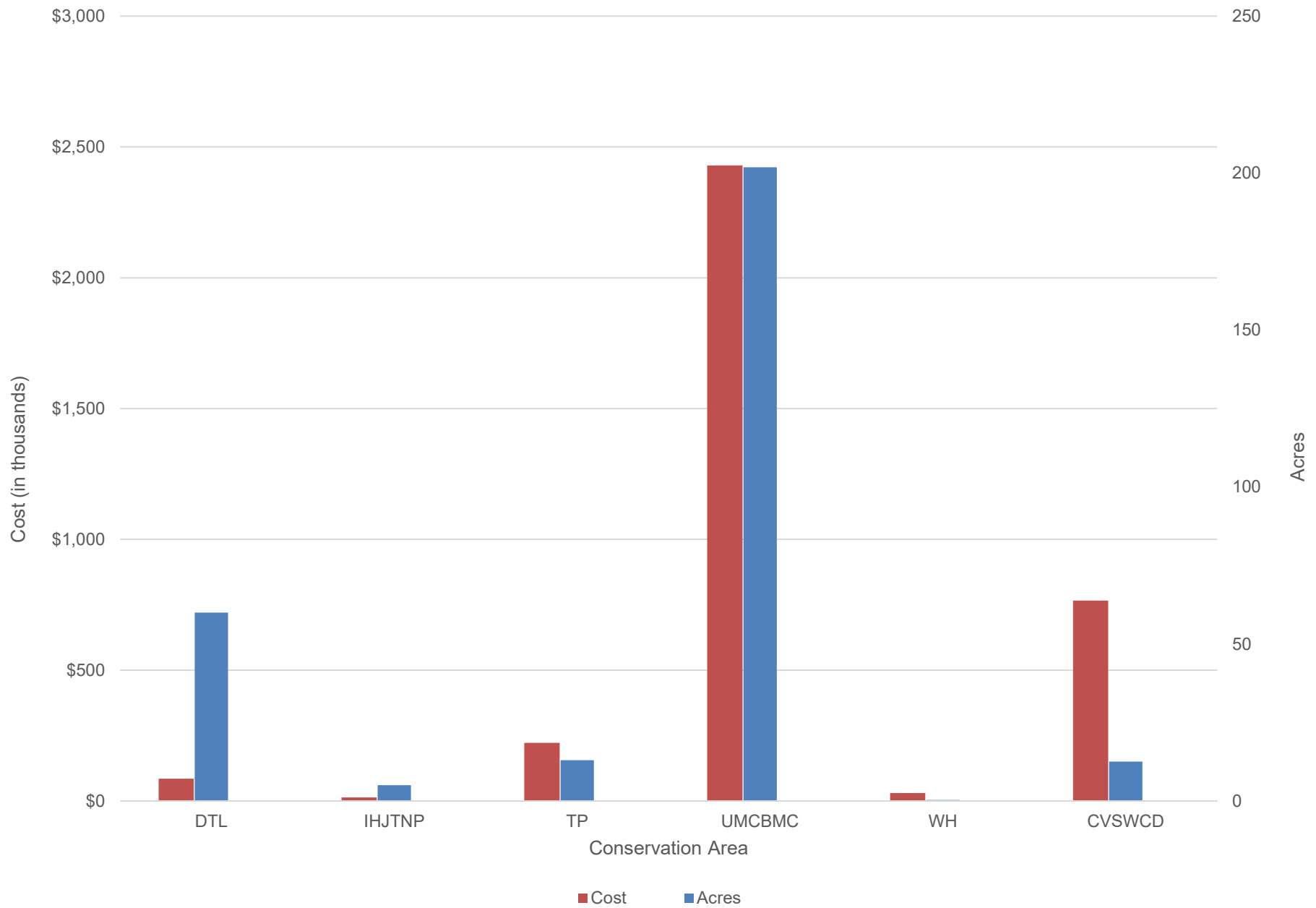
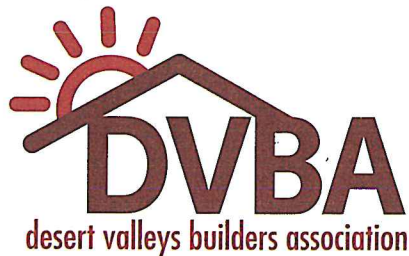


Figure 1: Acreage purchased and fee allocation per Conservation Area in fiscal year 2024-2025.



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Michelle Witherspoon

MSA Consulting

March 19, 2026

Coachella Valley Conservation Commission

Tom Kirk, Executive Director

c/o Peter Satin, Regional Planner

74-199 El Paseo, Suite 100

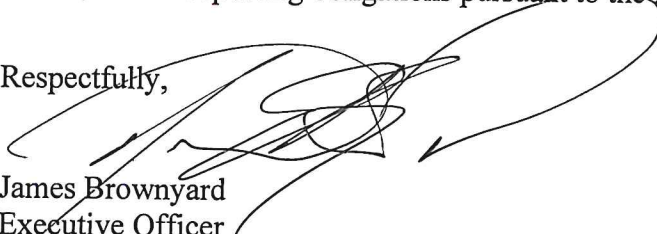
Palm Desert, CA 92260

Re: LDMF CVMSHCP Annual Report

Dear Mr. Kirk:

Thank you for providing the Desert Valleys Builders Association the opportunity to review the Coachella Valley Conservation Commission's "Local Development Mitigation Fee" of the Coachella Valley Multiple Species Habitat Conservation Plan Annual Report for fiscal year ending June 30, 2025. After our examination we are satisfied that the CVCC has met its annual reporting obligations pursuant to the Mitigation Fee Act.

Respectfully,


James Brownyard
Executive Officer

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: Annual Inflation Adjustment to the Local Development Mitigation Fee

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

Recommendation: Receive and file a 3.9-percent inflationary adjustment to the Local Development Mitigation Fee for fiscal year 2026-27, to take effect July 1, 2026

Background: The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) authorizes the use of a Local Development Mitigation Fee (LDMF) to offset the impacts to wildlife habitat caused by the development of vacant land within the CVMSHCP boundary. The collection of this fee is enacted through ordinances adopted by the member Cities and the County, each of which contains the following annual inflation adjustment language:

The Fee established by this Ordinance shall be revised annually by means of an automatic adjustment at the beginning of each fiscal year based on the average percentage change over the previous calendar year set forth in the Consumer Price Index for "All Urban Consumers" in the Los Angeles-Anaheim-Riverside Area, measured as of the month of December in the calendar year which ends in the previous fiscal year.

In December 2017, the US Bureau of Labor Statistics (BLS) cleaved the metropolitan area named in the ordinance language into two separate regions: the Los Angeles-Long Beach-Anaheim metropolitan area and the Riverside-San Bernardino-Ontario metropolitan area. The latter Consumer Price Index (CPI) is measured every other month, and does not include data for the month of December. To approximate a data point for an unrecorded month, BLS recommends taking the square root of the product of the index for the preceding and subsequent months, in this case November and January. This approximated December data point can then be used to calculate the over-the-year percent change. Historic inflationary adjustments to the LDMF have been based on the CPI for all urban consumers, all items (CPI-U, All items), and have not discounted volatile subsets of the market, including food and energy.

The CPI-U, All items for the Riverside-San Bernardino-Ontario metropolitan area rose by 3.88-percent for calendar year 2025. BLS notes that some entities choose to calculate "core" inflation on the CPI-U, less food and energy (the latter of which includes motor fuel), as these items tend to be more volatile in their pricing. Removing these volatile items from the regional CPI results in an inflation factor of 4.13-percent, largely due to reductions in the price of fuel and other energy sources. There is no specific index pertaining to the costs of land. As such, CVCC staff recommend applying the CPI-U, All items inflation factor of 3.88-percent to the current fee assessments, as described in the below table for fiscal year 2026-27:

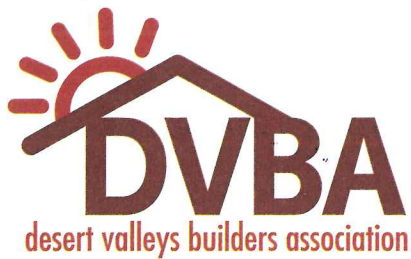
<i>Category</i>	<i>Current Fee</i>	<i>Fee as of July 1, 2026</i>	<i>Difference</i>
<i>Commercial/Industrial (per acre)</i>	\$7,635	\$7,930	\$295
<i>Residential (per unit)</i>			
<i>0-8 units per acre</i>	\$1,720	\$1,785	\$65
<i>8.1-14 units per acre</i>	\$715	\$745	\$30
<i>14+ units per acre</i>	\$315	\$325	\$10

CVCC will issue a notice to fee collecting jurisdictions of the automatic fee increase to assure a smooth transition on July 1, 2026.

Notice of this inflationary adjustment was provided to the Desert Valleys Builders Association (DVBA) on March 3, 2026, in accordance with their request for notification made pursuant to the Mitigation Fee Act. Although this adjustment is not discretionary, their comments and their request for an updated study are included in this report. CVCC staff would note that a revision to the LDMF nexus study is underway, and is anticipated to be brought before the CVCC for approval later this year. Once approved, CVCC staff would coordinate with local Permittees to adopt an updated ordinance, with an anticipated implementation date of January 1, 2027.

Fiscal Analysis: Based on the fee revenue collected during fiscal year 2024-25, this adjustment would increase fee revenues by \$115,072 for fiscal year 2026-27.

Attachment: DVBA comment letter, dated March 20, 2026



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Petra GeoSciences
Kevin Pillow
AC Houston Lumber
John Powell, Jr.
Coachella Valley Water District
Mike Rowe
Dudek
Phil Smith – *Presidents Council*
Sunrise Company
Jill Weiss/ *2026 Chairperson PWB*
Planet Solar
Michelle Witherspoon
MSA Consulting

March 20, 2026

Coachella Valley Conservation Commission

Peter Satin, Conservation Program Manager
74-199 El Paseo, Suite 100
Palm Desert, CA 92260

RE: Annual LDMF CPI Increase

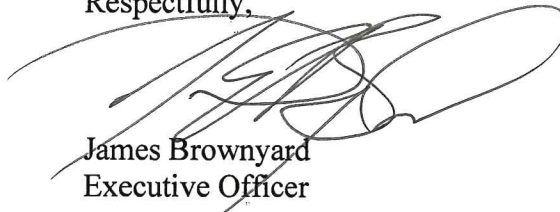
Dear Mr. Satin,

Thank you for providing the Desert Valleys Builders Association the opportunity to review the annual inflationary increase of the Coachella Valley Multiple Species Habitat Conservation Plan, Local Development Mitigation Fee.

We understand and support CVCC's use of the Bureau of Labor Statistics Consumer Price Index for the Riverside-San Bernardino-Ontario region. The calculation of 3.88 percent appears to have been calculated appropriately and is a reasonable increase, keeping the LDMF amount in line with inflation.

However, based on the latest amendments to the Mitigation Fee Act, the "Nexus Study" and its associated studies expire after 8 years. The Desert Valleys Builders Association requests that an appropriate Mitigation Fee Act compliant study be conducted prior to the Coachella Valley Conservation Commission request that its partner local agencies increase the Local Development Mitigation Fee rate based on an inflationary adjustment.

Respectfully,



James Brownyard
Executive Officer

ITEM 4D

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: Contract Amendment for Land Acquisition Manager Services

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

Recommendation: Authorize the Executive Director to execute Amendment No. 2 to the contract with Coachella Valley Mountains Conservancy to continue to provide services as CVCC's land acquisition manager, extending the contract through June 30, 2027 with an additional not-to-exceed amount of \$91,334

Background: The Coachella Valley Mountains Conservancy (CVMC) has been a longstanding partner in conservation efforts and has served as CVCC's Acquisition Manager since 2008. CVMC staff continue to actively pursue and coordinate the majority of acquisition efforts for the Coachella Valley Multiple Species Conservation Plan (CVMSHCP) land acquisition program. Work performed by CVMC staff under this contract includes assisting CVCC with setting acquisition priorities; acting as the primary negotiator for CVCC during the land acquisition process; identifying and pursuing acquisition and grant opportunities; requesting, reviewing and awarding bids for appraisals; assisting with contract execution, including Purchase and Sale Agreements; completing site inspections; and managing the title review and escrow process, including recordation of Deeds and Restrictive Covenants.

The existing contract with CVMC was executed in 2020 for a three-year term not to exceed \$236,424. The contract was amended in 2023 for an additional three-year term that ends June 30, 2026 for not-to-exceed amount of \$494,771. CVMC staff continue to work diligently on CVCC's behalf in finding and completing sometimes complex land purchases. CVMC has strong knowledge of the local real estate market for vacant land purchase, strong relationships with state and federal funding agencies, and has provided excellent service in managing the acquisition program.

CVCC staff is now recommending Amendment No. 2, which would maintain CVMC's role as land acquisition manager for fiscal year 2026-27. Staff is not recommending an extended contract at this time because the pending update to CVCC's Local Development Mitigation Fee nexus study may result in shifting acquisition needs and necessitate a change in contract scope once completed.

Fiscal Analysis: Amendment No. 2 will add an additional \$91,334 for expenditure on acquisition manager services through June 30, 2027. This would bring the total amount of the contract to a not-to-exceed amount to \$586,105. The current hourly rates for participating staff are listed below. Pursuant to the terms of the original contract, these are subject to a 3% increase each fiscal year.

Executive Director	\$133.48
Associate Director	\$98.74
AGPA	\$92.79
Staff Service Analyst	\$72.63

Attachment: Amendment No. 2 to the Services Contract between CVCC and CVMC

AMENDMENT NUMBER TWO
to the
SERVICES CONTRACT
Between
THE COACHELLA VALLEY CONSERVATION COMMISSION
and
THE COACHELLA VALLEY MOUNTAINS CONSERVANCY

This **AMENDMENT NUMBER TWO** is made and entered into this 9th day of April 2026, by and between the **COACHELLA VALLEY CONSERVATION COMMISSION**, a California joint powers agency (**CVCC**), and **THE COACHELLA VALLEY MOUNTAINS CONSERVANCY (Consultant)**, and is made with reference to the following background facts and circumstances. All other terms and conditions shall remain the same as stated in the original Agreement dated July 1, 2020, for acquisition manager services.

- 1. **This Amendment Number Two extends the term of the contract through June 30, 2027.**
- 2. **This Amendment Number Two increases the contract amount by \$91,334.**
- 3. **The total amount payable under this Agreement shall not exceed \$586,105.**

Original Agreement	July 1, 2020	\$236,424.00
Amendment Number One	July 1, 2023	\$258,347.00
Amendment Number Two	April 9, 2026	<u>\$ 91,334.00</u>
Total Agreement Not-to-Exceed		\$586,105.00

Consistent with CVAG Policy 21-02, this amendment shall be executed with the use of electronic or digital signatures in order to be in effect.

IN WITNESS WHEREOF, the parties hereto have caused this **Amendment Number Two** to be executed by their duly authorized representatives on this date:

COACHELLA VALLEY CONSERVATION COMMISSION

COACHELLA VALLEY MOUNTAINS CONSERVANCY

By: _____
Tom Kirk, CVCC Executive Director

By: _____
Elizabeth M. King, Executive Director

ITEM 5A

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: 2025 Annual Report

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

Recommendation: Review and accept the 2025 Annual Report on the Coachella Valley Multiple Species Habitat Conservation Plan

Background: Each year, the CVCC is required to prepare an Annual Report that is submitted to the wildlife agencies and the Permittees of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP or Plan). The Annual Report details the progress made toward the conservation goals and objectives of the CVMSHCP and provides a benchmark for evaluation of compliance with Plan requirements. The CVMSHCP calls for the Annual Report to be presented at a CVCC meeting, which will serve as a public workshop where the public will have an opportunity to comment and copies of the report will be made available to them upon request.

Collectively, CVCC and its land acquisition partners have made significant progress in land conservation. Since 1996, the baseline year for the CVMSHCP, 105,453 acres have been conserved. This conservation progress is allocated to one of three types of acquisition “credit” – State and Federal, Permittee, and Complementary – depending on the source of acquisition funds. CVCC, on behalf of CVMSHCP Permittees, has historically prioritized acquiring parcels at high risk of development; these at-risk parcels tend to be smaller and more expensive than parcels that may be found in the mountain ranges and desert expanses towards the periphery of the Plan’s boundary. Recently, CVCC has amended its acquisition policy to allow for purchases further removed from the Coachella Valley’s urban core. To date, CVCC has acquired 18,576 acres for conservation under the CVMSHCP.

A unique aspect of the CVMSHCP is its extensive overlap with protected federal lands, including Joshua Tree National Park, Santa Rosa and San Jacinto National Monument, and the Mecca Hills and Orocopia Mountains Wilderness Area. Much of the complementary conservation that has taken place within the CVMSHCP boundary has been due to non-profit conservation groups acquiring privately held inholdings in these federally managed lands and subsequently transferring them back to the public trust. In certain instances, a non-profit may acquire land that is in neither the national park, the national monument, nor the wilderness area but is in a CVMSHCP conservation area, and they will then transfer the property to CVCC. These transfers result in a situation wherein an entity that did not get conservation credit for purchasing the land nonetheless absorbs the long-term management responsibility for it. To acknowledge this management responsibility, CVCC tracks management credits in addition to acquisition credits. As shown in Table 1, CVCC manages 26,969 acres, or 8,393 acres over what it has purchased directly.

In 2025, CVCC completed nine transactions acquiring 11 parcels totaling 249 acres at a cost of \$3,003,684 in CVCC funds. This included the remainder of the North Shore Ranch property in the Coachella Valley Stormwater Channel and Delta Conservation area, which combined with previous acquisitions totals more than 150 acres of land containing desert wetlands, saltbush scrub, and mesquite habitat. In addition to these fee title acquisitions, CVCC also completed a like exchange, resulting in a no-cost fee title transfer of more than 100 acres, valued at \$1,500,000. These acquisitions are discussed further below. In regards to permitted development, CVCC initiated four Joint Project Reviews (JPRs) over the course of 2025, although many of these were continued into 2026 to account for project complexities. Roughly nine acres of authorized disturbance took place within conservation areas, for a total of 461 acres of disturbance authorized within the Reserve System boundary to date.

CVCC also made progress in closing the gaps in the wildlife corridor along Morongo Wash, acquiring almost 160 acres of property in Upper Mission Creek/Big Morongo Canyon Conservation Area, including one property that has been a long-standing target for development. CVCC also completed a like exchange between the East Indio Hills and Dos Palmas Conservation Area, enabling for the future development of over 9,000 dwelling units in the City of Coachella while simultaneously expanding mesquite habitat around the Salton Sea. To provide increased transparency into the CVMSHCP's conservation efforts, CVCC staff have created an interactive conservation progress tracker that allows for detailed exploration of properties conserved to date. It can be accessed at <https://arcg.is/1W1OCD2>.

Biological monitoring activities gathered data on covered species, analyzed undercrossing use across Interstate 10 for the purposes of proposing infrastructure enhancements to improve connectivity, conducted burrowing owl surveys to assess the distribution of owls across the landscape and collected samples for future genomic testing, and undertook small mammal trapping to determine metapopulation dynamics and highway undercrossing use. The information gathered through the biological monitoring program helps to better manage reserve lands and ensure the survival of the 27 plant and animal species the Plan is charged with protecting.

On the land management side, CVCC leveraged state funds to clear nine encampments and remove 130 tons of debris from conservation lands. Staff is actively working on developing a conservation ranger program, including creating partnerships with the Riverside County Regional Park and Open Space District to potentially provide education and enforcement resources on CVCC managed properties. These efforts were complemented by the establishment of a ranger cadet training curriculum with the Urban Conservation Corps, a long-standing land management partner.

The year was not without its share of challenges. The potential listing of the burrowing inspired questions from local, regional and state agencies about the species' population health in the Coachella Valley, and coordination challenges also prompted CVCC to simplify its Reserve System management committee structures. Ensuring long term, stable funding also remains a concern, and CVCC initiated an update to its development impact fee nexus study to ensure that the costs of land acquisition and improvement were still being adequately mitigated by new development.

Alongside the Annual Report, CVCC staff provide a certification of compliance acknowledging that Permittees are implementing the CVMSHCP as agreed to in the Implementing Agreement. This certification is also utilized by the Coachella Valley Association of Governments (CVAG) to confirm member jurisdiction's eligibility for regional transportation funding, for which CVMSHCP

participation is required. It is CVCC staff's position that all Permittees are adequately complying with the terms of the CVMSHCP and its related documents.

Staff wishes to express appreciation for the support of the members of the CVCC, partners, and collaborators for the ongoing success of this visionary Plan. The Annual Report is posted on the CVMSHCP website and highlights will be presented at the April 9 meeting. Paper copies of the Annual Report are available upon request.

Fiscal Analysis: There are no additional costs to the CVCC for this informational item.

Attachments:

1. Annual report: <https://cvmshcp.org/plan-documents/#annual-reports>
2. CVCC certification notice of Permittee compliance



CERTIFICATION OF CVMSHCP COMPLIANCE

As the representative for the Coachella Valley Conservation Commission (CVCC), the administrating agency for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), I hereby certify that the following agencies are permittees to the CVMSHCP as of December 31, 2025, and in compliance with the Permit Application, Implementing Agreement, and requirements therein, including charging and collecting the Local Development Mitigation Fee as approved by CVCC, and following the policies duly adopted and amended by CVCC.

<i>Agency</i>	<i>Commencement Date of Participation in CVMSHCP</i>	<i>In Compliance with CVMSHCP Participation Requirements?</i>
<i>City of Cathedral City</i>	October 18, 2007	Yes
<i>City of Coachella</i>	October 11, 2007	Yes
<i>City of Desert Hot Springs</i>	January 13, 2015	Yes
<i>City of Indian Wells</i>	October 5, 2007	Yes
<i>City of Indio</i>	October 17, 2007	Yes
<i>City of La Quinta</i>	October 18, 2007	Yes
<i>City of Palm Desert</i>	October 11, 2007	Yes
<i>City of Palm Springs</i>	October 24, 2007	Yes
<i>City of Rancho Mirage</i>	October 29, 2007	Yes
<i>County of Riverside</i>	October 2, 2007	Yes
<i>County of Riverside Flood Control and Water Conservation District</i>	October 30, 2007	Yes
<i>County of Riverside Regional Park and Open Space District</i>	October 16, 2007	Yes
<i>County of Riverside Waste Resources Management District</i>	October 16, 2007	Yes
<i>Coachella Valley Water District</i>	October 9, 2007	Yes
<i>Imperial Irrigation District</i>	October 9, 2007	Yes
<i>Mission Springs Water District</i>	July 2, 2014	Yes
<i>Coachella Valley Associations of Governments</i>	September 9, 2007	Yes
<i>Coachella Valley Conservation Commission</i>	December 1, 2005	Yes
<i>Coachella Valley Mountains Conservancy</i>	November 5, 2007	Yes
<i>California Department of Parks and Recreation</i>	March 28, 2008	Yes
<i>California Department of Transportation</i>	March 28, 2008	Yes

COACHELLA VALLEY CONSERVATION COMMISSION

74-199 El Paseo Suite 100, Palm Desert, CA 92260 • 760 346-1127 • cvmshcp.org



Peter Satin

Prepared by: Peter Satin (Mar 25, 2026 11:00:41 PDT)
Peter Satin
Conservation Program Manager

03/25/2026

Date

Kathleen Brundige

Reviewed by: _____
Kathleen Brundige
Conservation Director

_____ Date

Tom Kirk

Approved by: _____
Tom Kirk
Executive Director

_____ Date












cvmshcpComplianceCert_2025

Final Audit Report

2026-03-27

Created:	2026-03-25
By:	Allen McMillen (amcmillen@cvag.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtoUz8L1eWdodA8TStL4uTRFhRsEQN3Pu

"cvmshcpComplianceCert_2025" History

-  Document created by Allen McMillen (amcmillen@cvag.org)
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-  Document emailed to Peter Satin (psatin@cvag.org) for signature
2026-03-25 - 5:59:11 PM GMT
-  Email viewed by Peter Satin (psatin@cvag.org)
2026-03-25 - 6:00:20 PM GMT- IP address: 76.53.51.98
-  Document e-signed by Peter Satin (psatin@cvag.org)
Signature Date: 2026-03-25 - 6:00:41 PM GMT - Time Source: server- IP address: 76.53.51.98
-  Document emailed to Kathleen Brundige (kbrundige@cvag.org) for signature
2026-03-25 - 6:00:43 PM GMT
-  Email viewed by Kathleen Brundige (kbrundige@cvag.org)
2026-03-27 - 5:08:48 PM GMT- IP address: 104.47.70.126
-  Document e-signed by Kathleen Brundige (kbrundige@cvag.org)
Signature Date: 2026-03-27 - 5:09:02 PM GMT - Time Source: server- IP address: 76.53.51.98
-  Document emailed to Tom Kirk (tkirk@cvag.org) for signature
2026-03-27 - 5:09:04 PM GMT
-  Email viewed by Tom Kirk (tkirk@cvag.org)
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-  Document e-signed by Tom Kirk (tkirk@cvag.org)
Signature Date: 2026-03-27 - 5:22:19 PM GMT - Time Source: server- IP address: 107.77.227.144
-  Agreement completed.
2026-03-27 - 5:22:19 PM GMT

ITEM 5B

Coachella Valley Conservation Commission
April 9, 2026



STAFF REPORT

Subject: Acquisition of three parcels in the Mecca Hills/ Orocopia Mountains Conservation Area

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

Recommendation: Approve Resolution 2026-03 for acquisition of three parcels consisting of approximately 140.75+/- acres in the Mecca Hills/ Orocopia Mountains Conservation Area at a cost not to exceed \$63,000 plus closing and transaction related costs not to exceed \$2,500; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

Background: The Mecca Hills/ Orocopia Mountains Conservation Area (MHOMCA) contains a total of approximately 112,780 acres, with conservation objectives that include conserving a total of 23,670 acres of contiguous habitat, wildlife linkages, and biological corridors. To date, 8,410 acres have been conserved in this area. The MHOMCA 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 (CVMSHCP or Plan), including the Mecca aster, Orocopia sage, and desert tortoise. As CVCC staff and the Coachella Valley Mountains Conservancy (CVMC), acting as the acquisition managers, continue to review Plan acquisition progress, the MHOMCA continues to be a priority area for the importance of the biological corridor and linkages as well as for advancing the overall goals and objectives of the Plan.

In May 2025, the acquisition manager was contacted regarding a potential sale of three parcels. An appraisal report on the three parcels was completed in June 2025 to determine fair market value, and a contingent offer was presented to the owners. The property owners accepted the contingent offer and executed an Agreement for the Purchase and Sale of Real Estate with CVCC for the following parcels (the property):

- APN's 719-060-001, -002, and -003 consisting of approximately 140.75+/- acres, for a purchase price of \$63,000, (or \$448 per acre) plus closing costs and transaction related costs totaling approximately \$2,500.

The purchase price of the parcels is consistent with other recent conservation purchases in the area. The property is three land parcels located near the unincorporated community of North Shore near the Salton Sea.

The purchase agreement is 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.

CVCC has worked with the Seller to obtain a Preliminary Title Report and confirmed clear title to the property. A physical site inspection was completed and determined that there is illegal dumping along the east end of the property, which the sellers agreed to clean up. CVMC, on CVCC's behalf, is working on an encroachment permit with the Coachella Valley Water District (CVWD) to obtain access through a CVWD service road. Once the property has been confirmed free and clear of any debris, the contingency can be cleared with the escrow officer and request funds to be disbursed into the escrow account for recording.

Staff recommends the CVCC approve Resolution 2026-03 and authorize the purchase of the three 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 \$63,000, with closing costs not to exceed \$2,500. Funding for this purchase is available in CVCC's Land Acquisition Fund.

Attachments:

1. Resolution 2026-03
2. Property location map

Resolution No: 2026-03

A RESOLUTION OF THE
COACHELLA VALLEY CONSERVATION COMMISSION
AUTHORIZING ACQUISITION OF
APNs 719-060-001, 719-060-002 and 719-060-003

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 719-060-001; 719-060-002 and 719-060-003 consisting of approximately 140.75+/- acres, as further described in Exhibit A (collectively, “Property”), are within the Mecca Hills/ Orocochia Mountains 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 \$63,000, plus closing and transaction related costs estimated not to exceed \$2,500; 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 9th day of April 2026.

APPROVED:

Gary Gardner
Chair

Tom Kirk
Executive Director

Exhibit A

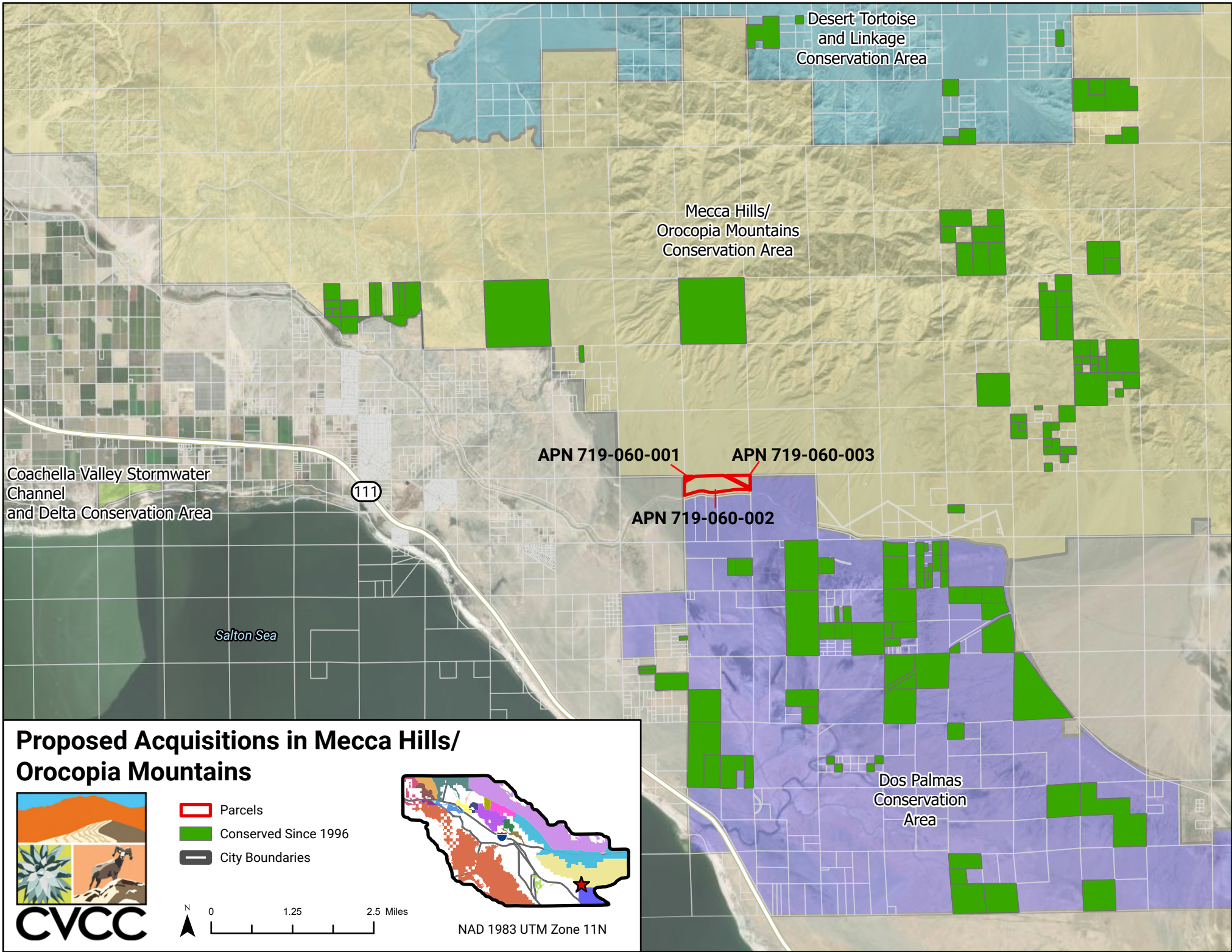
Legal Description of Real Property to be Acquired

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

The North one half of Section 33, Township 7 South, Range 11 East, San Bernardino Base and Meridian, lying North of the North line of the canal right of ways of record;

Excepting therefrom that portion conveyed to the United States of America by Deed recorded February 26, 1940, in Book 444 Page 545 of Official Records of Riverside County, California.




APNs: 719-060-001, 719-060-002, 719-060-003

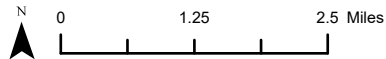
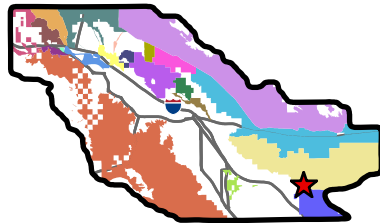


Proposed Acquisitions in Mecca Hills/ Orocopia Mountains



CVCC

-  Parcels
-  Conserved Since 1996
-  City Boundaries



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 5C

Coachella Valley Conservation Commission
April 9, 2026



STAFF REPORT

Subject: Acquisition of one parcel in the Willow Hole Conservation Area

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

Recommendation: Approve Resolution 2026-04 for acquisition of one parcel consisting of approximately 9.23+/- acres in the Willow Hole Conservation Area at a cost not to exceed \$70,000 plus closing and transaction related costs not to exceed \$1,450; and authorize the Executive Director to execute all necessary contracts and take such other actions as necessary for the acquisition

Background: The Willow Hole Conservation Area is one of 21 conservation areas of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP or Plan), containing a total of approximately 5,600 acres; with conservation objectives that include conserving a total of 4,920 acres of contiguous habitat, wildlife linkages, and biological corridors. To date, 2,721 acres have been conserved in this conservation area. Willow Hole is an important sand transport system for the original Coachella Valley Fringe-toed Lizard Preserve. It also serves as a wildlife movement corridor and is a critical blow sand source that is vital to the Coachella Valley fringe-toed lizard's long-term viability. For those reasons, the CVCC identified the Willow Hole Conservation Area as a high priority in 2008 and since then has concentrated many of its acquisitions in this area.

In August 2025, CVMC, acting as CVCC's Acquisition Manager, was contacted regarding a potential sale of one parcel for conservation. A Preliminary Title Report was pulled for the property to confirm clear title and no deeds of trust or liens on the property. A physical inspection of the property was conducted to ascertain whether the property was free and clear of any debris or hazardous conditions. It was determined that the property contained dumping, which the sellers are willing and able to clean-up if the Commission approves the acquisition.

An appraisal report was completed in March 2026 to determine fair market value of the target property, and a contingent offer was presented to the owners. The property owners accepted the contingent offer and executed an Agreement for Purchase and Sale of Real Estate with CVCC for the following parcel:

- 1) APN 669-120-005 consisting of approximately 9.23+/- acres, for a purchase price of \$70,000 (or \$7,584 per acre), plus closing and transaction related costs totaling approximately \$1,450. (Note that a non-exclusive easement is included as part of the legal description and is identified as a separate parcel, but this is only a single parcel of real property.)

The property contains a fluvial sand transport corridor for the conservation area. In addition to the previously mentioned benefits to the Coachella Valley fringe-toed lizard, the parcel also contains habitat for the Coachella Valley milkvetch, Coachella Valley giant sand-treader cricket, Coachella Valley Jerusalem cricket, flat-tailed horned lizard, LeConte's thrasher, round-tailed ground squirrel, and Palm Springs pocket mouse. The parcel also contains the natural communities of the

Ephemeral desert sand fields and the Sonoran Mixed Woody and Succulent Scrub. Furthermore, the parcel contains cultural resources as well as significant scenic attributes that could facilitate future recreational options consistent with the CVMSHCP.

The purchase price for the parcel is consistent with other recent conservation purchases in the area. The parcel is located north of the I-10 in Desert Hot Springs and is only accessible via a short off-road section beyond the terminus of Varner Road.

The purchase agreement is contingent upon: (1) approval by the CVCC; (2) 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.

Staff recommend approval of Resolution 2026-04 and authorize the purchase of the parcel 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 \$70,000, with closing costs not to exceed \$1,450. Funding for this purchase is available in CVCC's Land Acquisition Fund.

Attachments:

1. Resolution 2026-04
2. Property location map

Resolution No: 2026-04

A RESOLUTION OF THE
COACHELLA VALLEY CONSERVATION COMMISSION
AUTHORIZING ACQUISITION OF
APN 669-120-005

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, APN 669-120-005 consisting of approximately 9.23+/- acres, as further described in Exhibit A (the “Property”), is within the Willow Hole 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 owner has 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 \$70,000, plus closing and transaction related costs estimated not to exceed \$1,450; 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 on this 9th day of April 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.

Parcel 1:

West $\frac{3}{4}$ of the East half of the Southeast quarter of the Northwest quarter of Section 24, Township 3 South, Range 4 East, San Bernardino Base and Meridian, as shown by the United States Government Survey;

Except the North 440.00 feet thereof;

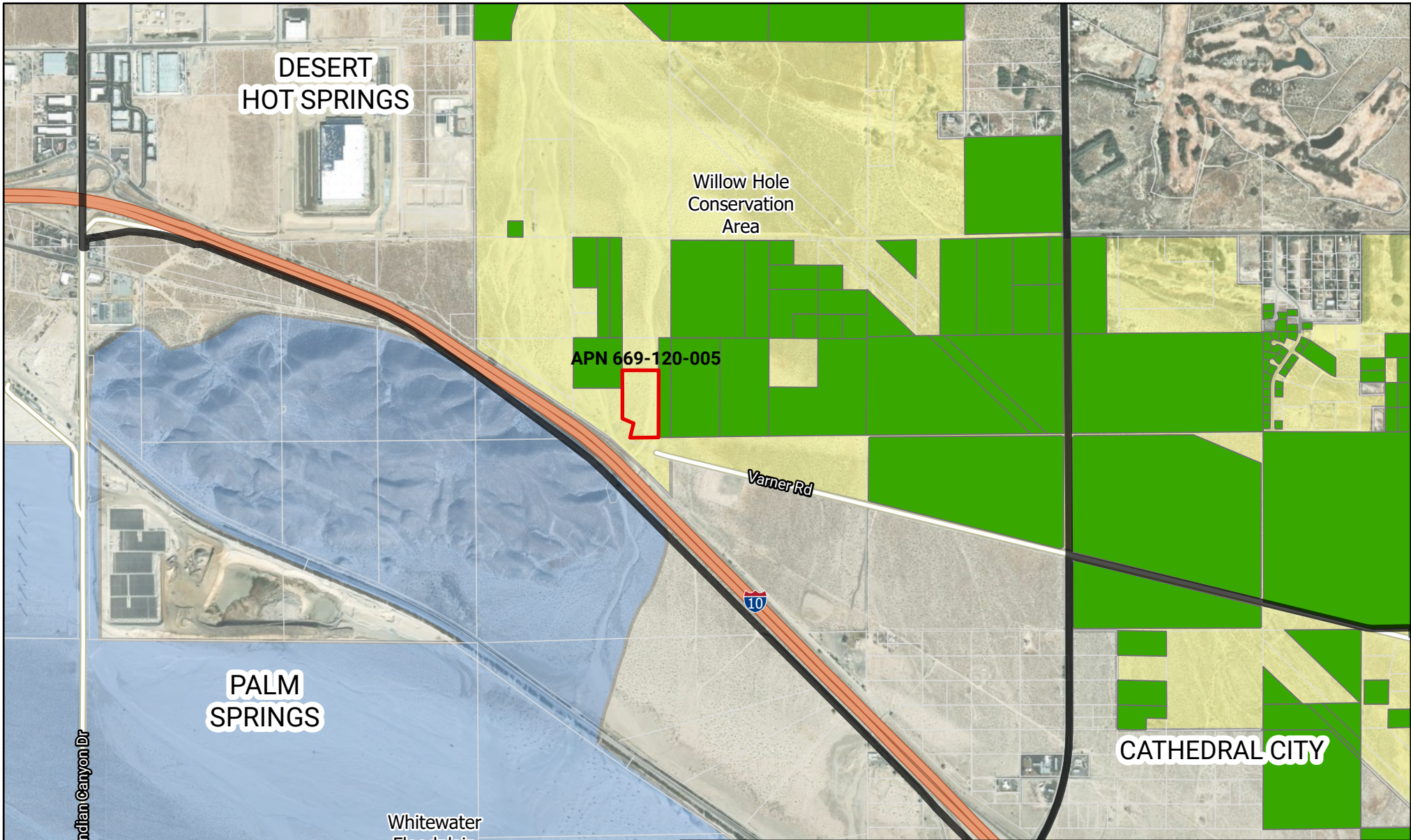
Also except that portion described in Deed to the State of California for Freeway purposes, recorded September 16, 1952 as Instrument No. 39500 in Book 1400, Page 305 of Official Records of Riverside County, California, said property is also shown on Record of Survey on file in Book 10 Page 37 of Records of Survey, records of Riverside County, California;

Except therefrom all oil, gas, mineral, and other hydrocarbons, but without the right of surface entry, as reserved in instruments of record.

Parcel 2:

A non-exclusive easement for road and public utility purposes over the North 440.00 feet of the Easterly 40.00 feet of the West $\frac{3}{4}$ of the East half of the Southeast quarter of the Northwest quarter of Section 24, Township 3 South, Range 4 East, San Bernardino Base and Meridian, as shown by United States Government Survey, said easement to be for the benefit of and appurtenant to the West $\frac{3}{4}$ of the East half of the Southeast quarter of the Northwest quarter.

APN: 669-120-005

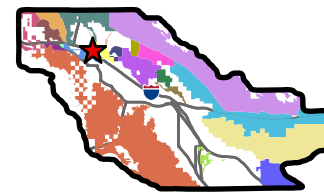
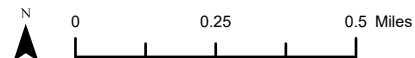


Proposed Acquisition in Willow Hole



CVCC

- Parcel
- 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 5D

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: Burrowing Owl Status and Permitting Update

Contact: Kathleen Brundige, Director of Land and Habitat Conservation
(kbrundige@cvaq.org)

Recommendation: Information

Background: On September 19, 2025 the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife issued a formal letter to the CVCC, with copies going to City Managers and key staff of Permittees participating in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The letter addressed compliance concerns related to the western burrowing owl (BUOW). CVCC staff takes these concerns with the utmost seriousness. Staff are actively coordinating with both wildlife agencies to ensure compliance with permit obligations and are working collaboratively with Permittees to address the issues raised. Staff has also been providing regular updates to the Commission.

As part of the Annual Work Plan for Fiscal Year 2025-26, the Reserve Management Oversight Committee (RMOC), which includes the Wildlife Agencies, requested a full resurvey both inside and outside the conservation areas, to verify the persistence of the BUOW population. In 2025, Imperial Irrigation District funded AECOM biologists performed a region-wide census of burrowing owls in both the Coachella and Imperial Valleys. A presentation of the results of this effort was provided at the January 2026 meeting. CVCC also approved additional funding for a contract with Dr. Courtney Conway's laboratory at the University of Idaho in order to build on the blood and tissue collection that was already underway. Dr. Conway, a recognized expert with extensive publications on burrowing owls, is under contract for the remainder of 2026 to complete nest monitoring and banding.

In February 2025 and 2026, CVCC staff submitted comprehensive documentation to the Fish and Game Commission in response to a request for data and reports that may inform the State's decision regarding the potential listing of the western burrowing owl. This update was provided to clarify and supplement petition information that did not fully reflect current conditions under the CVMSHCP or recent program findings. The decision has been deferred until sometime in 2026 to allow for thorough review of population data. On February 25, 2026, CVCC sent out a formal *Response to the Wildlife Agencies' September Letter Alleging Compliance for Burrowing Owl*.

Staff have spent significant time coordinating with local Permittees on this issue. The CVCC remains steadfast in its commitment to the CVMSHCP and to conserving the biodiversity of the Coachella Valley and promoting the long-term viability of the western burrowing owl. Staff will continue to work with the Wildlife Agencies to address any questions related to this issue.

Fiscal Analysis: There is no cost to CVCC for this update.

Administrative and legal costs are currently budgeted through the CVCC budget, including \$150,000 was budgeted from the Management and Monitoring fund through the 2025-26 Fiscal Year to cover burrowing owl monitoring. The January approval from the CVCC provided an increase of \$300,000 to cover additional legal and administrative needs, as well as Dr. Conway's contract through 2026, with a portion of the funds planned to come from the 2026-2027 Fiscal Year Management and Monitoring budget.

The RMOC is currently considering whether there will be increased costs to develop an expanded long term conservation strategy in the next fiscal year. Coordination with the Wildlife Agencies, as well as the Permittees and attorneys, is covered under existing staff time.




Attachment:

[CVCC Response to Wildlife Agencies' September Letter Related to BUOW](#)

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
April 9, 2026



STAFF REPORT

Subject: Contracts under Executive Director's signing authority

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

Recommendation: Information

Background: The following contracts were signed by the CVCC Executive Director under his signature authority since the Commission last met in February 2026:

1. A services contract with the Dore Group, Inc. was executed to appraise three vacant land parcels comprising approximately 26.43 acres located in the Willow Hole Conservation Area. The contract is for a not-to-exceed amount of \$5,250.
2. A services contract with the Dore Group, Inc. was executed to appraise one vacant land parcel comprising approximately 10.0 acres located in the Indio Hills Joshua Tree National Park Conservation Area. The contract is for a not-to-exceed amount of \$3,450.

Fiscal Analysis: The appraisal expenses are covered in CVCC's Fiscal Year 2025-26 Land Acquisition Fund.

ITEM 6C

Coachella Valley Conservation Commission

April 9, 2026



STAFF REPORT

Subject: Acquisition Status Report

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

Recommendation: Information

Background: In response to feedback from the CVCC, staff has established an acquisition tracker to provide updates on where current acquisition efforts are being prioritized and the status of any open negotiations. This report will now appear regularly on CVCC agendas.

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.

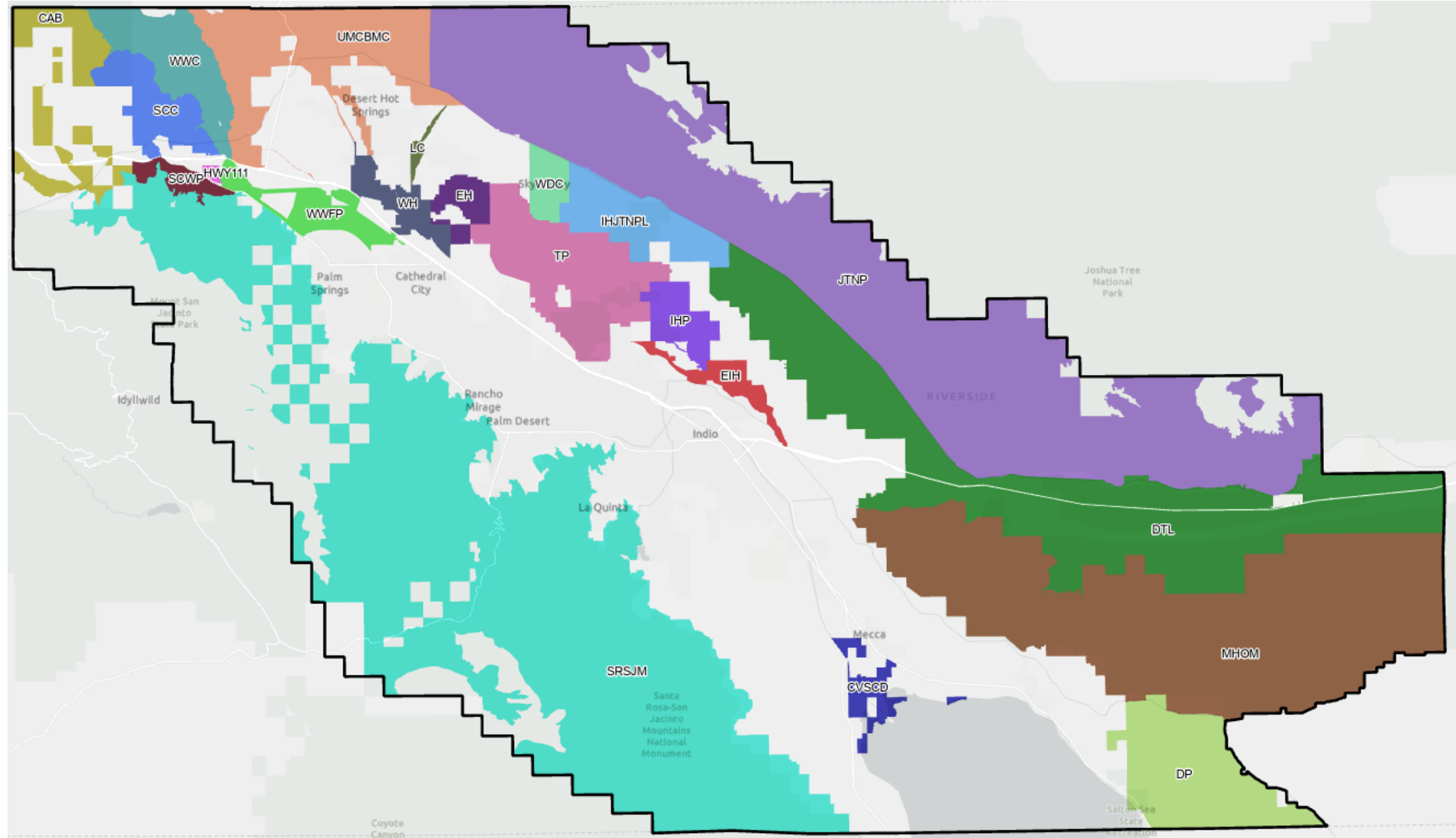
Since its February meeting, CVCC has closed on the following parcels:

- Santa Rosa and San Jacinto Mountains: Assessor Parcel Numbers (APN) 636-093-005 and 636-093-006 (2 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 re-initiated its tax-default sales, but is now requiring an appraisal of fair market value for each individual parcel at the time of application. The time and financial resources required to obtain individual appraisals for parcels that may yet be redeemed make participation in tax-default sales a far more uncertain proposition. As such, CVCC staff, along with local conservation partners, are re-evaluating whether to continue participating in the tax-default sale process.

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	X	X					
WH	1	5	X	X	X					
WH	1	12.2	X	X	X					
IHJTNP	1	10	X	X						
TP	1	5.14	X	X	X	X	\$ 54,000	April 30, 2026		
TP	1	4.86	X	X	X	X	\$ 51,000	April 30, 2026		
MHOM	3	140.75	X	X	X		\$ 63,000			



**COACHELLA VALLEY CONSERVATION COMMISSION
INVESTMENT REPORT
FOR DECEMBER 31, 2025**

CASH AND INVESTMENTS UNDER THE DIRECTION OF CVCC


Description	Carrying Amount	% of Total	Fair Market Value		% of Total	Interest Rate Yield	Maturity Date
County of Riverside Pooled Investment Fund	\$ 18,343,569	42.69%	\$ 18,359,181.23	[a]	42.71%	3.83%	N/A
Wells Fargo Bank (Checking)	\$ 27,365	0.06%	\$ 27,365		0.06%	N/A	N/A
Wells Fargo Bank (In-Lieu Fee)	\$ 2,108,795	4.91%	\$ 2,108,795		4.91%	0.48%	N/A
CAMP	\$ 22,492,784	52.34%	\$ 22,492,784		52.32%	3.90%	N/A
Total Cash & Investments	\$ 42,972,514	100.00%	\$ 42,988,126		100.00%		

Note:

[a] Fair market value does not include accrued interest. Source of Market Values - the December 2025 County of Riverside Treasurer's Pooled Investment Fund Monthly Report Paper Gain/(Loss) was 0.085%.

I hereby certify that the investment portfolio of the Coachella Valley Conservation Commission (CVCC) complies with the California Government Sections pertaining to the investment of agency funds and CVCC's written Investment Policy, which was adopted on January 09, 2025.

The investment portfolio provides CVCC the ability to meet its expenditure requirements for at least the next six months.

Submitted by: 

Claude T. Kilgore
CVCC Auditor

Coachella Valley Conservation Commission

Unaudited Balance Sheet

As of December 31, 2025

Financial Row	Amount
ASSETS	
Current Assets	
Bank	
1012 - 1012 - CVCC CAMP Account - 6266	\$22,492,784
1031 - 1031 - CVCC Cash Held by County Treasurer 051350	\$18,343,569
1062 - 1062 - CVCC Wells Fargo (ILF) -9125	\$2,108,795
1063 - 1063 - CVCC Wells Fargo Imprest -8098	\$27,365
Total Bank	\$42,972,514
Accounts Receivable	\$1,040,666
Other Current Asset	\$1,172,945
Total Other Current Asset	\$1,172,945
Total Current Assets	\$45,186,125
Fixed Assets	
1800 - 1800 - Capital Outlay	
1801 - 1801 - Capital Outlay: Land	\$93,238,464
1802 - 1802 - Capital Outlay: Land Improvement	\$3,196,239
1804 - 1804 - Capital Outlay: Infrastructure	\$6,822
1805 - 1805 - Capital Outlay: Equipment/Vehicles	\$46,582
1805 - 1805 - Capital Outlay: Building and Improvements	\$213,666
1800 - 1810 - Capital Outlay: CIP (Construction in Process)	\$43,309
1850 - 1850 - Accumulated Depreciation of Capital Outlay	(\$229,674)
Total - 1800 - 1800 - Capital Outlay	\$96,515,408
Total Fixed Assets	\$96,515,408
Total ASSETS	\$141,701,533
Liabilities & Balance	
Current Liabilities	\$2,314,939
Long Term Liabilities	\$20,518
Balance	\$139,366,076
Total Liabilities & Balance	\$141,701,533

Coachella Valley Conservation Commission
Unaudited Statement of Revenues and Expenditures
July 1, 2025 - December 31, 2025

Financial Row	Amount
Revenue	
4100 - 4100 - State Funding	\$388,312.12
4200 - 4200 - Local Funding	\$1,334,052.10
4600 - 4600 - Contributions	\$100,398.00
4900 - 4900 - Other Revenue	\$1,800.00
Total - Revenue	\$1,824,562.22
Expenditures	
6155 - 6155 - Meeting Attendance Stipend	\$2,900.00
6200 - 6200 - Printing/Copying	\$274.97
6250 - 6250 - Professional Services	\$159,030.60
6280 - 6280 - Legal Services	\$55,287.20
6500 - 6500 - Direct Program/Project Costs	
6500 - 6500 - Direct Program/Project Costs	\$3,000.00
6550 - 6550 - Consultants	1,064,429.82
6575 - 6575 - LDMF Administrative Fees	\$11,097.28
6700 - 6700 - Land Maintenance	\$300,205.87
6750 - 6750 - Species Monitoring Expenses	\$62,433.95
Total - 6500 - 6500 - Direct Program/Project Costs	\$1,441,166.92
7025 - 7025 - General Expense and Sundries	\$6,705.16
7050 - 7050 - Account/Service Fees	\$3,444.48
7150 - 7150 - Training and Event Registration	\$10,675.00
7830 - 7830 - Medicare	\$82.65
7840 - 7840 - Social Security Tax ER Expense	\$353.40
7860 - 7860 - Unemployment	\$129.00
9150 - 9150 - Capital Outlay: Equipment/Vehicle	\$13,082.10
9300 - 9300 - Capital Outlay: Land	\$77,984.00
9050 - Capital Outlay: CIP (Construction in Process)	\$30,379.63
Total - Expenditures	\$1,801,495.11
Other Revenue and Expenditures	
Other Revenue	
8001 - 8001 - Investment Income	\$782,610.44
8005 - 8005 - Gain/(Loss) in Investments	\$32,799.00
Total - Other Revenue	\$815,409.44
Net Change	\$838,476.55